

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

107 Chisholm Street, Soldiers Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$749,000 & \$789,000

Median sale price

Median price \$590,000 Property Type House Suburb Soldiers Hill

Period - From 18/11/2024 to 17/11/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Macarthur St SOLDIERS HILL 3350	\$812,000	15/10/2025
2	110 Norman St BALLARAT NORTH 3350	\$704,500	02/10/2025
3	516 Nicholson St BLACK HILL 3350	\$690,000	05/12/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/11/2025 12:42



5 2 5

Rooms: 3
Property Type: House
Land Size: 895 sqm approx
 Agent Comments

Indicative Selling Price
 \$749,000 - \$789,000
Median House Price
 18/11/2024 - 17/11/2025: \$590,000

Comparable Properties



3 Macarthur St SOLDIERS HILL 3350 (REI)

Agent Comments

3 2 3

Price: \$812,000
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 856 sqm approx



110 Norman St BALLARAT NORTH 3350 (REI)

Agent Comments

4 3 3

Price: \$704,500
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 1115 sqm approx



516 Nicholson St BLACK HILL 3350 (REI/VG)

Agent Comments

3 2 3

Price: \$690,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 1000 sqm approx

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