

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 820 Armstrong Street North, Soldiers Hill Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,595,000 & \$1,650,000

Median sale price

Median price \$705,000 Property Type House Suburb Soldiers Hill

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 eighteen 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	217 Lydiard St.N SOLDIERS HILL 3350	\$1,425,000	13/06/2025
2	1a Elliott St LAKE WENDOUREE 3350	\$1,525,000	16/12/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 18/03/2026 11:02



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Property Type: Community Hall

Land Size: 693 sqm approx

Agent Comments

Indicative Selling Price

\$1,595,000 - \$1,650,000

Median House Price

December quarter 2025: \$705,000

Comparable Properties



217 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,425,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 623 sqm approx



1a Elliott St LAKE WENDOUREE 3350 (REI)

Agent Comments

5 3 2

Price: \$1,525,000

Method: Private Sale

Date: 16/12/2024

Property Type: House

Land Size: 308 sqm approx

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 eighteen months.

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