

# 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 4/502 Lydiard 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](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$490,000

### 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 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	2/506 Sherrard St BLACK HILL 3350	\$485,000	16/01/2026
2	1/301 Havelock St SOLDIERS HILL 3350	\$475,000	15/10/2025
3	1/43 Sweeney St BLACK HILL 3350	\$472,000	08/10/2025

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: 04/03/2026 12:42



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**Property Type:** Townhouse (Single)  
**Land Size:** 194 approx sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$470,000 - \$490,000  
**Median House Price**  
 December quarter 2025: \$705,000

## Comparable Properties



**2/506 Sherrard St BLACK HILL 3350 (REI)**

Agent Comments

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**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 16/01/2026  
**Property Type:** Townhouse (Single)

**1/301 Havelock St SOLDIERS HILL 3350 (VG)**

Agent Comments

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**Price:** \$475,000  
**Method:** Sale  
**Date:** 15/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**1/43 Sweeney St BLACK HILL 3350 (REI/VG)**

Agent Comments

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**Price:** \$472,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 279 sqm approx

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