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 and postcode	803 HAVELOCK STREET SOLDIERS HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$495,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$569,500	Property type	House	Suburb	Soldiers Hill
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
101 COMB STREET SOLDIERS HILL VIC 3350	$532,000	20-Dec-25
406 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	$550,000	12-Dec-25
317 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	$566,000	18-Aug-25

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: 29 January 2026

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101 COMB STREET SOLDIERS HILL VIC 3350

3 1 1

Sold Price RS $532,000 Sold Date 20-Dec-25

Distance 1.13km



406 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350

3 1 1

Sold Price RS $550,000 Sold Date 12-Dec-25

Distance 0.96km



317 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350

3 1 1

Sold Price $566,000 Sold Date 18-Aug-25

Distance 1.23km

RS = Recent sale **UN** = Undisclosed Sale

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