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	9 Howard Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between $935,000 & $975,000

Median sale price

Median price $600,000 Property Type House Suburb Soldiers Hill

Period - From 01/01/2025 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	405 Armstrong St.N SOLDIERS HILL 3350	$842,250	10/11/2025
2	415 Nicholson St BLACK HILL 3350	$910,000	08/08/2025
3	1103 Lydiard St.N BALLARAT NORTH 3350	$940,000	21/12/2024

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: 01/02/2026 10:35

9 Howard Street, Soldiers Hill Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 883 sqm approx

Agent Comments

Indicative Selling Price
$935,000 - $975,000
Median House Price
Year ending December 2025: $600,000

Comparable Properties



405 Armstrong St.N SOLDIERS HILL 3350 (REI)

3 1 2

Price: $842,250
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 691 sqm approx

Agent Comments



415 Nicholson St BLACK HILL 3350 (REI/VG)

4 2 2

Price: $910,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 911 sqm approx

Agent Comments



1103 Lydiard St.N BALLARAT NORTH 3350 (REI/VG)

4 2 2

Price: $940,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 1073 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE | propertydata.com.au

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