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<br>Including suburb and postcode | 212 ARMSTRONG STREET NORTH 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 | $950,000 | & | $980,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | House | Suburb | Soldiers Hill |
| Period-from | 01 Apr 2025 | to | 31 Mar 2026 | 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 |
|---|---|---|
| 333 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350 | - | 04-Mar-26 |
| 310 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350 | $1,010,000 | 03-Oct-25 |
| 17 RAGLAN STREET NORTH BALLARAT CENTRAL VIC 3350 | $930,000 | 28-Nov-24 |

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.~~

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**333 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350**

4 2 1

Sold Price RS UN - Sold Date **04-Mar-26**

Distance **0.24km**



**310 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350**

1 2 2

Sold Price **$1,010,000** Sold Date **03-Oct-25**

Distance **0.2km**



**17 RAGLAN STREET NORTH BALLARAT CENTRAL VIC 3350**

3 1 2

Sold Price **$930,000** Sold Date **28-Nov-24**

Distance **0.78km**

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

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