Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF ofthe Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode *611 DovetonStreet North, SoldiersHill Vic 3350*

Indicative selling price

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

Range between *$645,000* *&* *$670,000*

Median sale price

Median price *$619,000* *Property Type* *House* *Suburb* *SoldiersHill*

Period - From *01/07/2025* *to* *30/06/2026* *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 propertyforsale.*

Address of comparable property		Price	Date of sale
1	11 Morres St BALLARAT EAST 3350	$700,000	06/01/2026
2	6 ParkViewCt BALLARAT NORTH3350	$650,000	23/10/2025
3	810 Havelock St BLACK HILL 3350	$650,000	19/08/2025

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: *15/07/2026 21:03*

611 Doveton Street North, Soldiers Hill Vic 3350

JellisCraig



4 3 2

Property Type: *House (Res)*
Land Size: *1032 sqm approx*

Agent Comments

Indicative Selling Price
$645,000 - $670,000

Median House Price
Year ending June 2026: $619,000

Comparable Properties



11 Morres St BALLARAT EAST 3350 (REI/VG)

4 1 2

Price: *$700,000*
Method: *Private Sale*
Date: *06/01/2026*
Rooms: *6*
Property Type: *House (Res)* **Land Size:** *939 sqm approx*

Agent Comments



6 Park View Ct BALLARAT NORTH 3350 (VG)

3 - -

Price: *$650,000*
Method: *Sale*
Date: *23/10/2025*
Property Type: *House (Res)* **Land Size:** *860 sqm approx*

Agent Comments



810 Havelock St BLACK HILL 3350 (REI/VG)

4 1 2

Price: *$650,000*
Method: *Private Sale*
Date: *19/08/2025*
Property Type: *House*
Land Size: *1075 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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