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	7/304 Clarendon Street, Soldiers Hill Vic 3350

Indicative selling price

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

Single price $350,000

Median sale price

Median price $347,500 Property Type Unit Suburb Soldiers Hill

Period - From 01/04/2024 to 31/03/2025 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	8/304 Clarendon St SOLDIERS HILL 3350	$305,000	05/07/2024
2	2/304 Clarendon St SOLDIERS HILL 3350	$355,000	13/05/2024
3	9/304 Clarendon St SOLDIERS HILL 3350	$305,000	12/04/2024

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: 19/05/2025 14:23

7/304 Clarendon Street, Soldiers Hill Vic 3350

Dean Parish
0490382264
dean.parish@fletchers.net.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000
Median Unit Price
Year ending March 2025: $347,500

Comparable Properties



8/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

1 1 1

Price: $305,000
Method: Private Sale
Date: 05/07/2024
Property Type: Apartment

Agent Comments



2/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

1 1 1

Price: $355,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit

Agent Comments



9/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

1 1 1

Price: $305,000
Method: Private Sale
Date: 12/04/2024
Property Type: Unit

Agent Comments

Account - Fletchers | P: 03 5333 4797

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