

## 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

432 NEILL STREET SOLDIERS HILL VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Soldiers Hill

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 310 DOVETON STREET NORTH SOLDIERS HILL VIC 3350 | \$485,000 | 20-Nov-24 |
| 809 DANA STREET BALLARAT CENTRAL VIC 3350       | \$485,000 | 31-Jan-25 |
| 11 PRINCES STREET SOUTH BALLARAT EAST VIC 3350  | \$510,000 | 01-Feb-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: 25 March 2025



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

2 1 -

Sold Price **\$485,000** Sold Date **20-Nov-24**

Distance **0.48km**



**809 DANA STREET BALLARAT  
CENTRAL VIC 3350**

2 1 -

Sold Price <sup>RS</sup> **\$485,000** Sold Date **31-Jan-25**

Distance **1.78km**



**11 PRINCES STREET SOUTH  
BALLARAT EAST VIC 3350**

2 1 1

Sold Price <sup>RS</sup> **\$510,000** Sold Date **01-Feb-25**

Distance **1.57km**

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

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