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	107 Seymour Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between $1,075,000 & $1,125,000

Median sale price

Median price $569,500 Property Type House Suburb Soldiers Hill

Period - From 01/10/2024 to 30/09/2025 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	128 Windermere St BALLARAT CENTRAL 3350	$1,165,000	25/06/2025
2	38 Steinfeld St.S GOLDEN POINT 3350	$1,250,000	11/04/2025
3	19 Ascot St.N BALLARAT CENTRAL 3350	$1,255,000	18/03/2025

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: 28/10/2025 12:09

107 Seymour Street, Soldiers Hill Vic 3350

JellisCraig



4 2 4

Property Type: House
Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price
$1,075,000 - $1,125,000
Median House Price
Year ending September 2025: $569,500

Comparable Properties



128 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

4 2 2

Price: $1,165,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 510 sqm approx

Agent Comments



38 Steinfeld St.S GOLDEN POINT 3350 (REI)

4 3 2

Price: $1,250,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 521 sqm approx

Agent Comments



19 Ascot St.N BALLARAT CENTRAL 3350 (REI)

4 2 2

Price: $1,255,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 508 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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