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	5/714 Gregory Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between $465,000 & $490,000

Median sale price

Median price $404,500 Property Type Unit Suburb Soldiers Hill

Period - From 03/09/2024 to 02/09/2025 Source Property Data

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	5/10 Wood St SOLDIERS HILL 3350	$470,000	23/05/2025
2	2/1204 Havelock St BALLARAT NORTH 3350	$477,500	28/01/2025
3	2/714 Gregory St SOLDIERS HILL 3350	$450,000	13/09/2024

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: 03/09/2025 13:24

5/714 Gregory Street, Soldiers Hill Vic 3350

JellisCraig

Rebecca Stepnell
5329 2500
0423 050 864
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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$465,000 - $490,000
Median Unit Price
03/09/2024 - 02/09/2025: $404,500

Comparable Properties



5/10 Wood St SOLDIERS HILL 3350 (REI/VG)

3 2 2

Price: $470,000
Method: Private Sale
Date: 23/05/2025
Property Type: Unit

Agent Comments



2/1204 Havelock St BALLARAT NORTH 3350 (REI/VG)

3 2 2

Price: $477,500
Method: Private Sale
Date: 28/01/2025
Property Type: Unit
Land Size: 271 sqm approx

Agent Comments



2/714 Gregory St SOLDIERS HILL 3350 (REI/VG)

3 2 2

Price: $450,000
Method: Private Sale
Date: 13/09/2024
Property Type: Unit
Land Size: 237 sqm approx

Agent Comments

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