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<br>Including suburb or locality and postcode | 709 Gregory Street, Soldiers Hill Vic 3350 |

## Indicative selling price

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

Range between $749,000 & $789,000

## Median sale price

Median price $600,000 Property Type House Suburb Soldiers Hill

Period - From 04/12/2024 to 03/12/2025 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 | 1 Brougham St SOLDIERS HILL 3350 | $745,000 | 01/12/2025 |
| 2 | 5 Ronald St BALLARAT CENTRAL 3350 | $710,000 | 13/11/2025 |
| 3 | 708 Lydiard St SOLDIERS HILL 3350 | $715,000 | 25/09/2025 |

**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: 04/12/2025 13:13

# 709 Gregory Street, Soldiers Hill Vic 3350

JellisCraig



3 2 2

**Property Type:** House
**Land Size:** 576 sqm approx

Agent Comments

**Indicative Selling Price**
$749,000 - $789,000
**Median House Price**
04/12/2024 - 03/12/2025: $600,000

## Comparable Properties



**1 Brougham St SOLDIERS HILL 3350 (REI)**

3 2 2

**Price:** $745,000
**Method:** Private Sale
**Date:** 01/12/2025
**Property Type:** House
**Land Size:** 364 sqm approx

Agent Comments



**5 Ronald St BALLARAT CENTRAL 3350 (REI)**

4 2 2

**Price:** $710,000
**Method:** Private Sale
**Date:** 13/11/2025
**Property Type:** House
**Land Size:** 625 sqm approx

Agent Comments




**708 Lydiard St SOLDIERS HILL 3350 (REI/VG)**

3 1 -

**Price:** $715,000
**Method:** Private Sale
**Date:** 25/09/2025
**Property Type:** House
**Land Size:** 624 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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