

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

711 GREGORY STREET SOLDIERS HILL VIC 3350

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Soldiers Hill

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

506A HOWARD STREET SOLDIERS HILL VIC 3350	\$520,000	25-Jun-26
708 DOVETON STREET NORTH SOLDIERS HILL VIC 3350	\$535,500	20-Nov-25
107 CLYDE STREET SOLDIERS HILL VIC 3350	\$540,000	05-May-26

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: 27 July 2026



506A HOWARD STREET SOLDIERS HILL VIC 3350

Sold Price

^{RS}

\$520,000

Sold Date

25-Jun-26

2

1

2

Distance

0.29km



708 DOVETON STREET NORTH SOLDIERS HILL VIC 3350

Sold Price

\$535,500

Sold Date

20-Nov-25

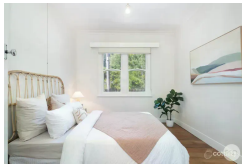
3

1

2

Distance

0.4km



107 CLYDE STREET SOLDIERS HILL VIC 3350

Sold Price

\$540,000

Sold Date

05-May-26

3

1

1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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