

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

115 HOWITT 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

\$845,000

or range
between

&

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

512 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$840,000	06-Aug-25
423 NICHOLSON STREET BLACK HILL VIC 3350	\$835,000	03-Jul-26
405 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$842,250	04-Nov-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: 08 July 2026



**512 ARMSTRONG STREET NORTH
SOLDIERS HILL VIC 3350**

Sold Price

\$840,000

Sold Date **06-Aug-25**

3

1

1

Distance

0.79km



**423 NICHOLSON STREET BLACK
HILL VIC 3350**

Sold Price

^{RS} **\$835,000**

Sold Date **03-Jul-26**

3

1

2

Distance

0.88km



**405 ARMSTRONG STREET NORTH
SOLDIERS HILL VIC 3350**

Sold Price

\$842,250

Sold Date **04-Nov-25**

3

1

2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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