

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

3/504 LYDIARD STREET NORTH 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,129

Property type

Unit

Suburb

Soldiers Hill

Period-from

01 Sep 2025

to

31 Aug 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

4/502 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$494,259	01-May-26
432 NEILL STREET SOLDIERS HILL VIC 3350	\$495,000	13-Jun-25
1/316 CHISHOLM STREET BLACK HILL VIC 3350	\$532,000	12-Jun-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: 01 September 2026


**4/502 LYDIARD STREET NORTH
SOLDIERS HILL VIC 3350**

 2
  1
  1

Sold Price

\$494,259

Sold Date

01-May-26

Distance

0.04km

**432 NEILL STREET SOLDIERS HILL
VIC 3350**

 2
  1
  2

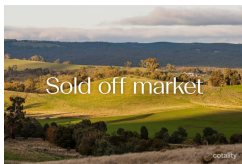
Sold Price

\$495,000

Sold Date

13-Jun-25

Distance

0.13km

**1/316 CHISHOLM STREET BLACK
HILL VIC 3350**

 3
  2
  2

Sold Price

\$532,000

Sold Date

12-Jun-26

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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