, Soldiers Hill

SAMPLE ONLY: concept site, fictional agent and property. Not a real Statement of Information.

Statement of Information

Single residential property located in the Melbourne metropolitan area or regional Victoria · Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	3 Nolan Street, Soldiers Hill VIC 3350

Indicative selling price

Price range$545,000 – $595,000

Median sale price

Median price$585,000 Property typeHouse SuburbSoldiers Hill Period12 months to November 2026 SourceSample data (a live listing cites its data provider)

Comparable property sales

Address of comparable propertyPriceDate of sale 9 Quarry Lane, Soldiers Hill VIC 3350$655,000September 202621 Errington Road, Soldiers Hill VIC 3350$629,000July 20264 Mill Street, Soldiers Hill VIC 3350$571,000August 2026

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers most comparable.

Prepared by Jess Calloway, Calloway & Co. Property (Calloway & Co. Property Pty Ltd), 0491 570 156. This Statement of Information is a sample for a concept website and does not relate to a real property.