

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 or
locality and postcode

2/513 Howitt Street, Soldiers Hill Vic 3350

Indicative selling price

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

Single price \$639,500

Median sale price

Median price \$675,000

Property Type House

Suburb Soldiers Hill

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	2/114-116 Drummond St.S BALLARAT CENTRAL 3350	\$615,000	23/02/2026
2	2/14 Brooksbank Ct BLACK HILL 3350	\$580,000	23/09/2025
3	11 Monteith PI BALLARAT CENTRAL 3350	\$630,000	18/09/2025

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:

19/05/2026 14:49



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Indicative Selling Price
\$639,500

Median House Price
March quarter 2026: \$675,000



3 2 2

Rooms: 8
Property Type: Townhouse
Agent Comments

Comparable Properties



2/114-116 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 1

Price: \$615,000
Method: Private Sale
Date: 23/02/2026
Property Type: Townhouse (Res)



2/14 Brooksbank Ct BLACK HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$580,000
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Single)



11 Monteith PI BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$630,000
Method: Private Sale
Date: 18/09/2025
Property Type: Townhouse (Res)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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