

# 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

105 Daylesford Road, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$999,950

### Median sale price

Median price

\$625,000

Property Type

House

Suburb

Brown Hill

Period - From

05/12/2023

to

04/12/2024

Source

Property Data

### 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	6 Jonathan Ct BROWN HILL 3350	\$974,000	08/04/2024
2	5 Cider Ct BROWN HILL 3350	\$970,000	09/01/2024
3	1 Observation Ct BROWN HILL 3350	\$950,000	20/11/2023

**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:

05/12/2024 16:03



5   3   2

**Property Type:** House  
**Land Size:** 993 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$999,950  
**Median House Price**  
05/12/2023 - 04/12/2024: \$625,000

## Comparable Properties



**6 Jonathan Ct BROWN HILL 3350 (REI/VG)**

**Agent Comments**

4   3   4

**Price:** \$974,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** House  
**Land Size:** 1001 sqm approx



**5 Cider Ct BROWN HILL 3350 (REI/VG)**

**Agent Comments**

4   2   3

**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 09/01/2024  
**Property Type:** House  
**Land Size:** 881 sqm approx



**1 Observation Ct BROWN HILL 3350 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** House  
**Land Size:** 735 sqm approx

**Account -** Fletchers | P: 03 5333 4797