

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

104 Thompson Street, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$540,000

&

\$550,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Brown Hill

Period - From

25/03/2024

to

24/03/2025

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	73a Lofven St NERRINA 3350	\$550,000	18/03/2025
2	315a Humffray St.N BROWN HILL 3350	\$575,000	30/01/2025
3	341b Humffray St.N BROWN HILL 3350	\$560,000	22/01/2025

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:

25/03/2025 10:26

104 Thompson Street, Brown Hill Vic 3350

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$540,000 - \$550,000

Median House Price

25/03/2024 - 24/03/2025: \$600,000



Property Type:

Agent Comments

Comparable Properties



73a Lofven St NERRINA 3350 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 18/03/2025

Property Type: House

Land Size: 552 sqm approx



315a Humffray St.N BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 30/01/2025

Property Type: House

Land Size: 308 sqm approx



341b Humffray St.N BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 22/01/2025

Property Type: House

Land Size: 742 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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