# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb or locality and postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$780,000
Range between	\$750,000	&	\$780,000

#### Median sale price

Median price	\$665,000	Pro	perty Type	House		Suburb	Brown Hill
Period - From	01/07/2025	to	30/09/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Arkansaw Ct BROWN HILL 3350	\$850,000	22/10/2025
2	5 Hugo PI BROWN HILL 3350	\$765,000	15/07/2025
3	1 Ditchfield Rd BROWN HILL 3350	\$750,000	30/06/2025

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:	02/12/2025 12:09









**Property Type:** House **Land Size:** 668 sqm approx Agent Comments

Indicative Selling Price \$750,000 - \$780,000 Median House Price September quarter 2025: \$665,000

# Comparable Properties



3 Arkansaw Ct BROWN HILL 3350 (REI)

4

**—** 

**3** 2

**Agent Comments** 

Price: \$850,000 Method: Private Sale Date: 22/10/2025 Property Type: House Land Size: 695 sqm approx



5 Hugo PI BROWN HILL 3350 (REI/VG)

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4

**—** 2

**A** 

**Agent Comments** 

Price: \$765,000 Method: Private Sale Date: 15/07/2025 Property Type: House Land Size: 658 sqm approx



1 Ditchfield Rd BROWN HILL 3350 (REI/VG)

3

) 2

Price: \$750,000 Method: Private Sale Date: 30/06/2025 Property Type: House Land Size: 1066 sqm approx Agent Comments

Account - Fletchers | P: 03 5333 4797





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