

# 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

13 Catherine Court, 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

\$750,000

&

\$780,000

### Median sale price

Median price

\$665,000

Property 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.

|   | Address of comparable property  | Price     | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 3 Arkansaw Ct BROWN HILL 3350   | \$850,000 | 22/10/2025   |
| 2 | 5 Hugo Pl 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



 4  2  3

**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)**

**Agent Comments**

 4  2  2

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



**5 Hugo Pl BROWN HILL 3350 (REI/VG)**

**Agent Comments**

 4  2  2

**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)**

**Agent Comments**

 3  2  2

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

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