

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

3 Grolmen Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price \$415,000

Property Type Vacant land

Suburb Brown Hill

Period - From 01/04/2024

to 31/03/2025

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	11 Thyanver Ct BROWN HILL 3350	\$330,000	06/02/2025
2	34 Apple Orchard Dr BROWN HILL 3350	\$270,000	13/12/2024
3	38 Pania St BROWN HILL 3350	\$320,000	13/12/2024

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:

01/04/2025 13:40



Property Type: Land

Land Size: 831 sqm approx

Agent Comments

Comparable Properties



11 Thyanver Ct BROWN HILL 3350 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 06/02/2025

Property Type: Land

Land Size: 925 sqm approx



34 Apple Orchard Dr BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 13/12/2024

Property Type: Land

Land Size: 734 sqm approx

38 Pania St BROWN HILL 3350 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 13/12/2024

Property Type: Land

Land Size: 880 sqm approx