

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 and postcode
4 Lawless Place, Brown Hill, Vic 3350

Indicative selling price

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

range between \$569,000

& \$609,000

Median sale price

Median price

\$651,500

Property type

House

Suburb

Brown Hill

Period - From

01/01/2025

to

31/12/2025

Source

 PropTrack

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 eighteen 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
11 Ludbrook Court, Brown Hill, VIC 3350	\$565,000	11/09/2025
315A Humffray Street North, Brown Hill, VIC 3350	\$575,000	30/01/2025
16 Arapiles Street, Nerrina, VIC 3350	\$567,500	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 eighteen months.

This Statement of Information was prepared on: 06/01/2026