Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	8 Foynes Court, Brown Hill Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$299,000	&	\$325,000
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Median sale price

Median price	\$415,000	Pro	perty Type	Vacant land	I	Suburb	Brown Hill
Period - From	07/04/2024	to	06/04/2025		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

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:	07/04/2025 13:28



Date of sale



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> **Indicative Selling Price** \$299,000 - \$325,000 **Median Land Price**

07/04/2024 - 06/04/2025: \$415,000





Property Type: Land Land Size: 1016 sqm approx

Agent Comments

Comparable Properties



11 Thyanver Ct BROWN HILL 3350 (REI)

Price: \$330,000 Method: Private Sale Date: 06/02/2025 Property Type: Land

Land Size: 925 sqm approx

Agent Comments

Agent Comments



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

Price: \$270,000 Method: Private Sale Date: 13/12/2024







Agent Comments

Property Type: Land Land Size: 734 sqm approx

38 Pania St BROWN HILL 3350 (VG)



Price: \$320,000 Method: Sale Date: 13/12/2024 Property Type: Land Land Size: 880 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408





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