

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

8 Foynes Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$285,000 & \$295,000

Median sale price

Median price \$330,000 Property Type Vacant land Suburb Brown Hill

Period - From 08/12/2024 to 07/12/2025 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	34 Apple Orchard Dr BROWN HILL 3350	\$270,000	13/12/2024
2	7 Provence Ct BROWN HILL 3350	\$300,000	01/06/2025
3	19 June Ct BALLARAT EAST 3350	\$305,000	05/09/2025

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:

08/12/2025 08:48

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Property Type: Land
Land Size: 1016 sqm approx
Agent Comments

Indicative Selling Price
\$285,000 - \$295,000
Median Land Price
08/12/2024 - 07/12/2025: \$330,000

Comparable Properties

34 Apple Orchard Dr BROWN HILL 3350 (REI)

Agent Comments

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Price: \$270,000
Method:
Date: 13/12/2024
Property Type: Land

7 Provence Ct BROWN HILL 3350 (REI)

Agent Comments

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Price: \$300,000
Method:
Date: 01/06/2025
Property Type: Land



19 June Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

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Price: \$305,000
Method: Private Sale
Date: 05/09/2025
Property Type: Land
Land Size: 877 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408