

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

85 BROWNBILL ROAD GARFIELD VIC 3814

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Garfield

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

360 LONE PINE ROAD GARFIELD VIC 3814

\$1,150,000

16-Aug-24

170 FOGARTY ROAD TYNONG NORTH VIC 3813

\$1,040,000

07-Oct-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 July 2025

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**360 LONE PINE ROAD GARFIELD  
VIC 3814**
 4    2    2

Sold Price

**\$1,150,000**

Sold Date

**16-Aug-24**

Distance

**2.03km**

**170 FOGARTY ROAD TYNONG  
NORTH VIC 3813**
 3    1    2

Sold Price

**\$1,040,000**

Sold Date

**07-Oct-24**

Distance

**7.12km**

RS = Recent sale

UN = Undisclosed Sale

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