

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

112 Ryan Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$670,000 Property Type House Suburb Brown Hill

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	127 Ryan St BROWN HILL 3350	\$600,000	17/08/2026
2	3 Catherine Ct BROWN HILL 3350	\$655,000	12/01/2026
3	119a Finlay St BROWN HILL 3350	\$665,000	23/07/2025

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:

07/09/2026 12:17



3 2 1

Property Type: Residential House
Agent Comments

Indicative Selling Price
\$620,000 - \$650,000
Median House Price
June quarter 2026: \$670,000

Comparable Properties



127 Ryan St BROWN HILL 3350 (REI)

Agent Comments

3 1 2

Price: \$600,000
Method: Private Sale
Date: 17/08/2026
Property Type: House
Land Size: 633 sqm approx



3 Catherine Ct BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$655,000
Method: Private Sale
Date: 12/01/2026
Property Type: House
Land Size: 710 sqm approx



119a Finlay St BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$665,000
Method: Private Sale
Date: 23/07/2025
Property Type: House
Land Size: 656 sqm approx

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