

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

14 Holmsgarth Court, Brown Hill Vic 3350

Indicative selling price

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

Single price \$885,000

Median sale price

Median price \$640,000

Property Type House

Suburb Brown Hill

Period - From 01/01/2025

to 31/12/2025

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	4 Braeburn Ct BROWN HILL 3350	\$850,000	27/02/2026
2	130 Gracefield Rd BROWN HILL 3350	\$1,010,000	18/02/2026
3	20 Holmsgarth Ct BROWN HILL 3350	\$810,000	08/07/2025

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:

19/03/2026 12:16



4
 2
 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$885,000

Median House Price

Year ending December 2025: \$640,000

Comparable Properties



4 Braeburn Ct BROWN HILL 3350 (REI)

Agent Comments

4
 2
 2

Price: \$850,000

Method: Private Sale

Date: 27/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 994 sqm approx



130 Gracefield Rd BROWN HILL 3350 (REI)

Agent Comments

4
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 6

Price: \$1,010,000

Method: Private Sale

Date: 18/02/2026

Property Type: House

Land Size: 2380 sqm approx



20 Holmsgarth Ct BROWN HILL 3350 (REI/VG)

Agent Comments

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 2
 2

Price: \$810,000

Method: Private Sale

Date: 08/07/2025

Property Type: House

Land Size: 634 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555