

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

16 Holmsgarth Court, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$985,000

&

\$1,065,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Brown Hill

Period - From

01/07/2025

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	9523a Western Hwy WARRENHEIP 3352	\$950,000	15/04/2026
2	14 Holmsgarth Ct BROWN HILL 3350	\$885,000	09/04/2026
3	130 Gracefield Rd BROWN HILL 3350	\$1,010,000	18/02/2026

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:

29/07/2026 10:15



 4  2  2

Property Type: House (Res)
Land Size: 2020 sqm approx
Agent Comments

Indicative Selling Price
\$985,000 - \$1,065,000
Median House Price
Year ending June 2026: \$640,000

Comparable Properties



9523a Western Hwy WARRENHEIP 3352 (REI/VG)

Agent Comments

 4  2  8

Price: \$950,000
Method: Private Sale
Date: 15/04/2026
Property Type: House
Land Size: 2144 sqm approx



14 Holmsgarth Ct BROWN HILL 3350 (REI/VG)

Agent Comments

 4  2  3

Price: \$885,000
Method: Private Sale
Date: 09/04/2026
Property Type: House
Land Size: 2492 sqm approx



130 Gracefield Rd BROWN HILL 3350 (REI/VG)

Agent Comments

 4  2  6

Price: \$1,010,000
Method: Private Sale
Date: 18/02/2026
Property Type: House
Land Size: 2380 sqm approx

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