

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

17 Blanc Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$670,000

&

\$715,000

Median sale price

Median price \$640,000

Property Type House

Suburb Brown Hill

Period - From 26/08/2025

to

25/08/2026

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 eighteen 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	324c Humffray St.N BROWN HILL 3350	\$650,000	28/07/2026
2	10 Summit Cr BROWN HILL 3350	\$700,000	06/05/2026
3			

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 eighteen months.~~

This Statement of Information was prepared on:

26/08/2026 09:50



3
 2
 3

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price

\$670,000 - \$715,000

Median House Price

26/08/2025 - 25/08/2026: \$640,000

Comparable Properties



324c Humffray St.N BROWN HILL 3350 (REI)

Agent Comments

3
 1
 3

Price: \$650,000
Method: Private Sale
Date: 28/07/2026
Property Type: House (Res)
Land Size: 1332 sqm approx



10 Summit Cr BROWN HILL 3350 (REI/VG)

Agent Comments

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 2
 3

Price: \$700,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 874 sqm approx

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 eighteen months.

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