

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 and
postcode

204 MELBOURNE ROAD BROWN HILL VIC 3350

Indicative selling price

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

Single Price

or range
between

\$515,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Brown Hill

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

9 GRACEFIELD ROAD BROWN HILL VIC 3350	\$530,000	07-Aug-25
729 WILSON STREET BALLARAT EAST VIC 3350	\$550,000	24-May-25
367A HUMFFRAY STREET NORTH BROWN HILL VIC 3350	\$525,000	28-May-25

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.~~

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**9 GRACEFIELD ROAD BROWN
HILL VIC 3350**

3 2 3

Sold Price **\$530,000** Sold Date **07-Aug-25**

Distance **1.14km**



**729 WILSON STREET BALLARAT
EAST VIC 3350**

3 2 2

Sold Price **\$550,000** Sold Date **24-May-25**

Distance **1.97km**



**367A HUMFFRAY STREET NORTH
BROWN HILL VIC 3350**

3 2 2

Sold Price **\$525,000** Sold Date **28-May-25**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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