

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

6 Lane Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$640,000

Property Type House

Suburb Brown Hill

Period - From 01/04/2025

to

31/03/2026

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	1/254 Humffray St BROWN HILL 3350	\$670,000	05/05/2026
2	114 Canterbury St BROWN HILL 3350	\$615,000	16/02/2026
3	229 Scott Pde BROWN HILL 3350	\$685,000	19/01/2026

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:

23/06/2026 09:53



 4  2  3

Rooms: 8
Property Type: House (Res)
Land Size: 1386 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median House Price
Year ending March 2026: \$640,000

Comparable Properties

1/254 Humffray St BROWN HILL 3350 (REI)

Agent Comments

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Price: \$670,000
Method:
Date: 05/05/2026
Property Type: Land

114 Canterbury St BROWN HILL 3350 (REI)

Agent Comments

 3  1  3

Price: \$615,000
Method:
Date: 16/02/2026
Property Type: House

229 Scott Pde BROWN HILL 3350 (REI)

Agent Comments

 3  1  -

Price: \$685,000
Method:
Date: 19/01/2026
Property Type: House