

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

38 BRADBURY STREET 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Brown Hill

Period-from

01 Sep 2024

to

31 Aug 2025

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

101 FINLAY STREET BROWN HILL VIC 3350	\$605,000	02-Aug-25
13 AINLEY STREET BROWN HILL VIC 3350	\$600,000	12-May-25
1 DITCHFIELD ROAD BROWN HILL VIC 3350	\$750,000	30-Jun-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.~~

This Statement of Information was prepared on: 25 September 2025



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**101 FINLAY STREET BROWN HILL
VIC 3350**

4 2 3

Sold Price **\$605,000** Sold Date **02-Aug-25**

Distance **0.35km**



**13 AINLEY STREET BROWN HILL
VIC 3350**

4 2 6

Sold Price **\$600,000** Sold Date **12-May-25**

Distance **0.95km**



**1 DITCHFIELD ROAD BROWN HILL
VIC 3350**

3 2 2

Sold Price ^{RS} **\$750,000** Sold Date **30-Jun-25**

Distance **1.02km**

RS = Recent sale **UN** = Undisclosed Sale

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