

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
84 GRACEFIELD 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 \$685,000 & \$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	<input type="text"/> \$640,000	Property type	<input type="text"/> House	Suburb	<input type="text"/> Brown Hill
Period-from	<input type="text"/> 01 Jan 2025	to	<input type="text"/> 31 Dec 2025	Source	<input type="text"/> 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
3 HILL TOP ROAD BROWN HILL VIC 3350	740000	28-Jul-25
19 MIDLIN STREET BROWN HILL VIC 3350	675000	25-Sep-25
18 CHIARA COURT BROWN HILL VIC 3350	684000	11-Oct-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: 27 January 2026

**3 HILL TOP ROAD BROWN HILL**
VIC 3350 2  2  2

Sold Price

740000

Sold Date

28-Jul-25Distance **0.35km****19 MIDDLIN STREET BROWN HILL**
VIC 3350 3  2  2

Sold Price

675000

Sold Date

25-Sep-25Distance **1.15km****18 CHIARA COURT BROWN HILL**
VIC 3350 4  2  2

Sold Price

684000

Sold Date

11-Oct-25Distance **0.31km****RS** = Recent sale**UN** = Undisclosed Sale

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