

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

5 Lorbenik Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$640,000

Property Type House

Suburb Brown Hill

Period - From 01/07/2025

to 30/06/2026

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	8 Ludbrook Ct BROWN HILL 3350	\$615,000	10/08/2026
2	24 Springs Rd BROWN HILL 3350	\$650,000	08/07/2026
3	16 Arapiles St NERRINA 3350	\$650,000	14/04/2026

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:

16/09/2026 14:23



Property Type:
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median House Price
Year ending June 2026: \$640,000

Comparable Properties



8 Ludbrook Ct BROWN HILL 3350 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 10/08/2026
Property Type: House (Res)



24 Springs Rd BROWN HILL 3350 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 08/07/2026
Property Type: House
Land Size: 508 sqm approx



16 Arapiles St NERRINA 3350 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300