

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

119a Finlay Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$640,000

&

\$675,000

Median sale price

Median price \$625,000

Property Type House

Suburb Brown Hill

Period - From 01/01/2025

to

31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	32 Ryan St BROWN HILL 3350	\$672,500	04/04/2025
2	10 Middlin St BROWN HILL 3350	\$662,000	14/03/2025
3	117 Gracefield Rd BROWN HILL 3350	\$675,000	21/01/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/07/2025 10:16



3 2 2

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$675,000

Median House Price

March quarter 2025: \$625,000

Comparable Properties



32 Ryan St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$672,500

Method: Private Sale

Date: 04/04/2025

Property Type: House

Land Size: 602 sqm approx



10 Middlin St BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 6

Price: \$662,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

Land Size: 950 sqm approx



117 Gracefield Rd BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$675,000

Method: Private Sale

Date: 21/01/2025

Property Type: House

Land Size: 642 sqm approx

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