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	103 Daylesford Road, Brown Hill Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$785,000	&	\$825,000
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Median sale price

Median price	\$627,500	Pro	perty Type	House		Suburb	Brown Hill
Period - From	06/08/2024	to	05/08/2025		Source	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	5 Hugo PI BROWN HILL 3350	\$765,000	15/07/2025
2	20 Holmsgarth Ct BROWN HILL 3350	\$810,000	08/07/2025
3	1 Ditchfield Rd BROWN HILL 3350	\$750,000	30/06/2025

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:	06/08/2025 10:13



JellisCraig





Property Type: House **Land Size:** 1001m2 sqm approx

Agent Comments

Indicative Selling Price \$785,000 - \$825,000 Median House Price 06/08/2024 - 05/08/2025: \$627,500

Comparable Properties



5 Hugo PI BROWN HILL 3350 (REI)

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a 2

Price: \$765,000 Method: Private Sale Date: 15/07/2025 Property Type: House Land Size: 658 sqm approx **Agent Comments**



20 Holmsgarth Ct BROWN HILL 3350 (REI)

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Agent Comments

Price: \$810,000 Method: Private Sale Date: 08/07/2025 Property Type: House Land Size: 634 sqm approx



1 Ditchfield Rd BROWN HILL 3350 (REI)

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Price: \$750,000



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Agent Comments

Method: Private Sale
Date: 30/06/2025
Property Type: House
Land Size: 1066 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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