

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

103 Daylesford Road, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$785,000

&

\$825,000

Median sale price

Median price

\$627,500

Property 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.

	Address 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



4 2 4

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)

Agent Comments

4 2 2

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



20 Holmsgarth Ct BROWN HILL 3350 (REI)

Agent Comments

4 2 2

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)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 30/06/2025
Property Type: House
Land Size: 1066 sqm approx