

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 Hugo Place, Brown Hill Vic 3350

Indicative selling price

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

Range between \$749,000

&

\$789,000

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 five kilometres of the property for sale in the last eighteen 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	26 Apple Orchard Dr BROWN HILL 3350	\$730,000	07/03/2025
2	123 Daylesford Rd BROWN HILL 3350	\$765,000	09/12/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

30/06/2025 12:54



4 2 2

Property Type: House (Res)
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$749,000 - \$789,000
Median House Price
March quarter 2025: \$625,000

Comparable Properties



26 Apple Orchard Dr BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$730,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 620 sqm approx



123 Daylesford Rd BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$765,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 802 sqm approx

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 eighteen months.