

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

8 Foynes Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$275,000 & \$285,000

Median sale price

Median price \$300,000 Property Type Vacant land Suburb Brown Hill

Period - From 25/02/2025 to 24/02/2026 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	19 June Ct BALLARAT EAST 3350	\$305,000	05/09/2025
2	7 Provence Ct BROWN HILL 3350	\$300,000	01/06/2025
3	34 Apple Orchard Dr BROWN HILL 3350	\$270,000	13/12/2024

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:

25/02/2026 14:50

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Indicative Selling Price

\$275,000 - \$285,000

Median Land Price

25/02/2025 - 24/02/2026: \$300,000



Property Type: Land

Land Size: 1016 sqm approx

Agent Comments

Comparable Properties

19 June Ct BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$305,000

Method:

Date: 05/09/2025

Property Type: Land

7 Provence Ct BROWN HILL 3350 (REI)

Agent Comments



Price: \$300,000

Method:

Date: 01/06/2025

Property Type: Land

34 Apple Orchard Dr BROWN HILL 3350 (REI)

Agent Comments



Price: \$270,000

Method:

Date: 13/12/2024

Property Type: Land

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