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 and postcode	1/1 WATER STREET BROWN HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$469,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	Suburb	Brown Hill
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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
6/296 HUMFFRAY STREET NORTH BROWN HILL VIC 3350	$486,000	31-Oct-25
4/290 HUMFFRAY STREET NORTH BROWN HILL VIC 3350	$460,000	15-Aug-25
240A VICTORIA STREET BALLARAT EAST VIC 3350	$515,000	12-Nov-25

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: 04 February 2026

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6/296 HUMFFRAY STREET NORTH BROWN HILL VIC 3350

3 2 1

Sold Price **$486,000** Sold Date **31-Oct-25**

Distance **0.36km**

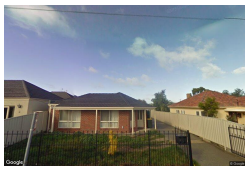


4/290 HUMFFRAY STREET NORTH BROWN HILL VIC 3350

3 1 2

Sold Price **$460,000** Sold Date **15-Aug-25**

Distance **0.34km**



240A VICTORIA STREET BALLARAT EAST VIC 3350

3 - 1

Sold Price **$515,000** Sold Date **12-Nov-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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