Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 2a Bawden Street, Brown Hill Vic 3350

Indicative selling price

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

Range between: $500,000 & $520,000

Median sale price

Median price: $651,500 Property Type: House Suburb: Brown Hill

Period - From: 01/10/2025 to: 31/12/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	51 Otway St BALLARAT EAST 3350	$520,000	24/10/2025
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 19/02/2026 10:17

2a Bawden Street, Brown Hill Vic 3350

JellisCraig



3 2 2

Property Type: House
Land Size: 353 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $520,000
Median House Price
December quarter 2025: $651,500

Comparable Properties

51 Otway St BALLARAT EAST 3350 (REI/VG)

3 2 1

Price: $520,000
Method: Private Sale
Date: 24/10/2025
Rooms: 5
Property Type: House (Res)
Land Size: 810 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

REIV THE DIFFERENCE

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