

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

297 HUMFFRAY STREET NORTH 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Brown Hill

Period-from

01 Apr 2025

to

31 Mar 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

304 NICHOLSON STREET BALLARAT EAST VIC 3350	\$430,000	02-Mar-26
32 CHAMBERLAIN STREET EUREKA VIC 3350	\$430,000	14-Jan-26
10 OLIVER STREET BALLARAT EAST VIC 3350	\$390,000	21-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: 13 April 2026



**304 NICHOLSON STREET
BALLARAT EAST VIC 3350**

 2  1  -

Sold Price

^{RS} **\$430,000**

Sold Date **02-Mar-26**

Distance **1.56km**



**32 CHAMBERLAIN STREET
EUREKA VIC 3350**

 2  1  1

Sold Price

\$430,000

Sold Date **14-Jan-26**

Distance **1.03km**



**10 OLIVER STREET BALLARAT
EAST VIC 3350**

 3  1  1

Sold Price

\$390,000

Sold Date **21-Nov-25**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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