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	6 Brophy Street, Brown Hill Vic 3350

Indicative selling price

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

Range between $585,000 & $615,000

Median sale price

Median price $615,000 Property Type House Suburb Brown Hill

Period - From 01/01/2026 to 31/03/2026 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 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	48 George St EUREKA 3350	$590,000	11/05/2026
2	114 Canterbury St BROWN HILL 3350	$615,000	16/02/2026
3	803 Eureka St BALLARAT EAST 3350	$645,000	19/11/2025

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: 19/06/2026 16:05

6 Brophy Street, Brown Hill Vic 3350

JellisCraig



3 1 2

Property Type: House (res)
Land Size: 521 sqm approx

Agent Comments

Indicative Selling Price
$585,000 - $615,000
Median House Price
March quarter 2026: $615,000

Comparable Properties



48 George St EUREKA 3350 (REI)

3 1 2

Price: $590,000
Method: Private Sale
Date: 11/05/2026
Property Type: House (Res)

Agent Comments



114 Canterbury St BROWN HILL 3350 (REI/VG)

3 1 3

Price: $615,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 1077 sqm approx

Agent Comments



803 Eureka St BALLARAT EAST 3350 (REI/VG)

3 1 1

Price: $645,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 766 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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