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	39/263 Scott Parade, Brown Hill Vic 3350

Indicative selling price

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

Single price $265,000

Median sale price

Median price $432,000 Property Type Unit Suburb Brown Hill

Period - From 19/08/2025 to 18/08/2026 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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 19/08/2026 10:04

39/263 Scott Parade, Brown Hill Vic 3350

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2 1 1

Property Type: Retirement Unit

Agent Comments

Indicative Selling Price
$265,000
Median Unit Price
19/08/2025 - 18/08/2026: $432,000

Comparable Properties

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 eighteen months.

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