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	9 Arkansaw Court, Brown Hill Vic 3350

Indicative selling price

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

Range between $699,000 & $749,000

Median sale price

Median price $610,000 Property Type House Suburb Brown Hill

Period - From 07/05/2024 to 06/05/2025 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 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	5 Janson Rd BROWN HILL 3350	$692,000	20/03/2025
2	26 Apple Orchard Dr BROWN HILL 3350	$730,000	07/03/2025
3	30 Springs Rd BROWN HILL 3350	$715,000	13/08/2024

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: 07/05/2025 11:27

9 Arkansaw Court, Brown Hill Vic 3350



4 2 2

Property Type: House
Land Size: 761 sqm approx

Agent Comments

Indicative Selling Price
$699,000 - $749,000
Median House Price
07/05/2024 - 06/05/2025: $610,000

Comparable Properties



5 Janson Rd BROWN HILL 3350 (REI)

4 2 4

Price: $692,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 3219 sqm approx

Agent Comments



26 Apple Orchard Dr BROWN HILL 3350 (REI)

4 2 2

Price: $730,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 620 sqm approx

Agent Comments



30 Springs Rd BROWN HILL 3350 (REI/VG)

4 2 2

Price: $715,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 622 sqm approx

Agent Comments

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

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