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	32 Ryan Street, Brown Hill Vic 3350

Indicative selling price

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

Range between $679,000 & $720,000

Median sale price

Median price $625,000 Property Type House Suburb Brown Hill

Period - From 01/01/2024 to 31/12/2024 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	30 Springs Rd BROWN HILL 3350	$715,000	13/08/2024
2	36 Springs Rd BROWN HILL 3350	$715,000	22/04/2024
3	12 Rusty Rise BROWN HILL 3350	$695,000	30/01/2024

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: 04/03/2025 16:35

32 Ryan Street, Brown Hill Vic 3350



4 2 2

Property Type: House
Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price $679,000 - $720,000
Median House Price Year ending December 2024: $625,000

Comparable Properties



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



36 Springs Rd BROWN HILL 3350 (REI/VG)

4 2 2

Price: $715,000
Method: Private Sale
Date: 22/04/2024
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments



12 Rusty Rise BROWN HILL 3350 (REI/VG)

4 2 12

Price: $695,000
Method: Private Sale
Date: 30/01/2024
Property Type: House
Land Size: 882 sqm approx

Agent Comments

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

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