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	5 Pania Street, Brown Hill Vic 3350

Indicative selling price

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

Single price $895,000

Median sale price

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

Period - From 01/01/2025 to 31/03/2025 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 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	127 Daylesford Rd BROWN HILL 3350	$900,000	30/06/2025
2	21 Illana St BROWN HILL 3350	$910,000	28/11/2024
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: 02/07/2025 14:53

5 Pania Street, Brown Hill Vic 3350



4 2 2

Property Type: House
Land Size: 806 sqm approx

Agent Comments

Indicative Selling Price
$895,000
Median House Price
March quarter 2025: $625,000

Comparable Properties



127 Daylesford Rd BROWN HILL 3350 (REI)

4 2 2

Price: $900,000
Method: Private Sale
Date: 30/06/2025
Property Type: House
Land Size: 801 sqm approx

Agent Comments



21 Illana St BROWN HILL 3350 (REI/VG)

4 2 4

Price: $910,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 790 sqm approx

Agent Comments

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.

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

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