

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 318 Janson Road, Brown Hill Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$622,500

Property Type House

Suburb Brown Hill

Period - From 01/07/2024

to 30/06/2025

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	37 Apple Orchard Dr BROWN HILL 3350	\$400,000	12/03/2024
2	6 Grolmen Ct BROWN HILL 3350	\$400,000	29/02/2024
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:

23/07/2025 15:14



Property Type: Land
Land Size: 802 sqm approx
Agent Comments

Indicative Selling Price
\$395,000
Median House Price
Year ending June 2025: \$622,500

Comparable Properties

37 Apple Orchard Dr BROWN HILL 3350 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 12/03/2024
Property Type: Land
Land Size: 742 sqm approx

6 Grolmen Ct BROWN HILL 3350 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 29/02/2024
Property Type: Land
Land Size: 890 sqm approx

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.