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	37 Apple Orchard Drive, Brown Hill Vic 3350

Indicative selling price

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

Range between $1,285,000 & $1,325,000

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 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	16 Pinewood Dr BALLARAT NORTH 3350	$1,200,000	23/08/2024
2	416a Ligar St SOLDIERS HILL 3350	$1,325,000	24/05/2024
3	10 Hugo Pl BROWN HILL 3350	$1,375,000	31/12/2023

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: 23/06/2025 14:35

37 Apple Orchard Drive, Brown Hill Vic 3350



4 2 3

Property Type: Land
Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price
$1,285,000 - $1,325,000
Median House Price
March quarter 2025: $625,000

Comparable Properties



16 Pinewood Dr BALLARAT NORTH 3350 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 1210 sqm approx

Agent Comments



416a Ligar St SOLDIERS HILL 3350 (REI/VG)

4 2 2

Price: $1,325,000
Method: Private Sale
Date: 24/05/2024
Property Type: House
Land Size: 455 sqm approx

Agent Comments



10 Hugo Pl BROWN HILL 3350 (REI/VG)

4 2 5

Price: $1,375,000
Method: Private Sale
Date: 31/12/2023
Property Type: House
Land Size: 1388 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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