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<br>Including suburb or locality and postcode | 8 Willowbank Way, Brown Hill Vic 3350 |

## Indicative selling price

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

Range between $820,000 & $845,000

## 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 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 | 20 Holmsgarth Ct BROWN HILL 3350 | $810,000 | 08/07/2025 |
| 2 | 19 Holmsgarth Ct BROWN HILL 3350 | $835,000 | 03/05/2024 |
| 3 | 11 Illana St BROWN HILL 3350 | $846,000 | 29/02/2024 |

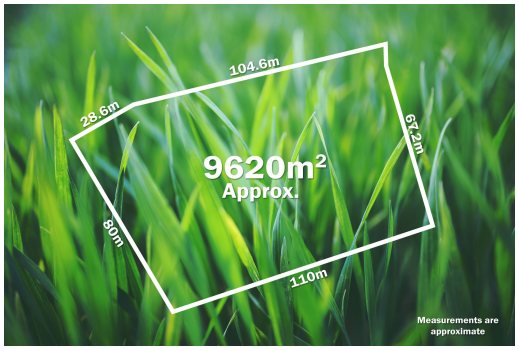
**OR**

~~**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: 22/08/2025 15:32

# 8 Willowbank Way, Brown Hill Vic 3350

JellisCraig




3 2 2

**Property Type:** House
**Land Size:** 9640 sqm approx

Agent Comments

**Indicative Selling Price**
$820,000 - $845,000
**Median House Price**
Year ending June 2025: $622,500

## Comparable Properties



**20 Holmsgarth Ct BROWN HILL 3350 (REI)**

4 2 2

**Price:** $810,000
**Method:** Private Sale
**Date:** 08/07/2025
**Property Type:** House
**Land Size:** 634 sqm approx

Agent Comments



**19 Holmsgarth Ct BROWN HILL 3350 (REI/VG)**

4 2 2

**Price:** $835,000
**Method:** Private Sale
**Date:** 03/05/2024
**Property Type:** House
**Land Size:** 684 sqm approx

Agent Comments



**11 Illana St BROWN HILL 3350 (REI/VG)**

4 2 2

**Price:** $846,000
**Method:** Private Sale
**Date:** 29/02/2024
**Property Type:** House
**Land Size:** 743 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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