Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1A Daylesford Road, Brown Hill Vic 3350

Indicative selling price

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

Range between $720,000 & $770,000

Median sale price

Median price $660,000 Property Type House Suburb Brown Hill

Period - From 19/09/2024 to 18/09/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1 Ditchfield Rd BROWN HILL 3350	$750,000	30/06/2025
2	115 Finlay St BROWN HILL 3350	$720,000	18/02/2025
3	123 Daylesford Rd BROWN HILL 3350	$765,000	09/12/2024

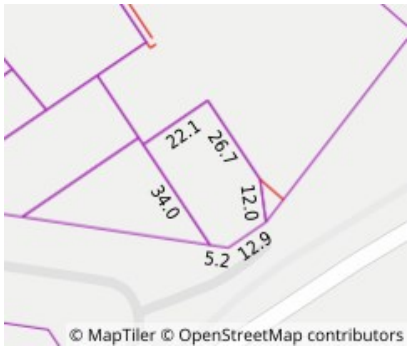
OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/09/2025 10:08

1A Daylesford Road, Brown Hill Vic 3350

JellisCraig



5 3 3

Rooms: 2
Property Type: house
Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $770,000
Median House Price
19/09/2024 - 18/09/2025: $660,000

Comparable Properties



1 Ditchfield Rd BROWN HILL 3350 (REI)

3 2 2

Price: $750,000
Method: Private Sale
Date: 30/06/2025
Property Type: House
Land Size: 1066 sqm approx

Agent Comments



115 Finlay St BROWN HILL 3350 (REI/VG)

5 2 2

Price: $720,000
Method: Private Sale
Date: 18/02/2025
Property Type: House
Land Size: 958 sqm approx

Agent Comments



123 Daylesford Rd BROWN HILL 3350 (REI/VG)

4 2 2

Price: $765,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 802 sqm approx

Agent Comments

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