

# 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 lot 9 Finlay Street, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$299,000

### Median sale price

Median price \$335,000

Property Type Vacant land

Suburb Brown Hill

Period - From 21/11/2024

to 20/11/2025

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 | 106 Finlay St BROWN HILL 3350  | \$347,000 | 15/07/2025   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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:

21/11/2025 09:17



**Property Type:** Land  
**Land Size:** 708 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$299,000  
**Median Land Price**  
21/11/2024 - 20/11/2025: \$335,000

## Comparable Properties



**106 Finlay St BROWN HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$347,000  
**Method:** Sale by Tender  
**Date:** 15/07/2025  
**Property Type:** Land  
**Land Size:** 867 sqm approx

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.