

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

12 Galibier Road, Brown Hill Vic 3350

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$286,250

Property Type

Vacant land

Suburb

Brown Hill

Period - From

05/08/2025

to

04/08/2026

Source

Property Data

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	8 Galibier Rd BROWN HILL 3350	\$210,000	29/05/2026
2	9 Lautaret Rd BROWN HILL 3350	\$260,000	27/04/2026
3	16 Galibier Rd BROWN HILL 3350	\$200,000	04/02/2026

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:

05/08/2026 14:42



Property Type: Land
Land Size: 706 sqm approx
 Agent Comments

Indicative Selling Price

\$280,000

Median Land Price

05/08/2025 - 04/08/2026: \$286,250

Comparable Properties



8 Galibier Rd BROWN HILL 3350 (REI)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 29/05/2026
Property Type: Land
Land Size: 599 sqm approx



9 Lautaret Rd BROWN HILL 3350 (REI)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 27/04/2026
Property Type: Land
Land Size: 682 sqm approx



16 Galibier Rd BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 04/02/2026
Property Type: Land
Land Size: 845 sqm approx

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