

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 and
postcode

13 MILL STREET BRUTHEN VIC 3885

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Bruthen

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

38 STATION ROAD BRUTHEN VIC 3885	\$530,000	27-Mar-25
32 LAMBOURNES ROAD BRUTHEN VIC 3885	\$538,000	14-Oct-25
13 DELAHUNTY STREET BRUTHEN VIC 3885	\$675,000	17-Jan-26

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.~~

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38 STATION ROAD BRUTHEN VIC 3885

Sold Price

\$530,000

Sold Date

27-Mar-25

 3

 2

 2

Distance

0.1km



32 LAMBOURNES ROAD BRUTHEN VIC 3885

Sold Price

\$538,000

Sold Date

14-Oct-25

 3

 1

 1

Distance

0.54km



13 DELAHUNTY STREET BRUTHEN VIC 3885

Sold Price

\$675,000

Sold Date

17-Jan-26

 4

 2

 2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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