

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

1 Lautaret Road, Brown Hill Vic 3350

Indicative selling price

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

Single price

\$219,950

Median sale price

Median price

\$340,000

Property Type

Vacant land

Suburb

Brown Hill

Period - From

14/07/2025

to

13/07/2026

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	2 Provence Ct BROWN HILL 3350	\$235,000	09/07/2025
3	4 June Ct BALLARAT EAST 3350	\$235,000	29/01/2025

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:

14/07/2026 15:31

1 Lautaret Road, Brown Hill Vic 3350



Kyle Anderson

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Indicative Selling Price

\$219,950

Median Land Price

14/07/2025 - 13/07/2026: \$340,000



Property Type: Land

Land Size: 514 sqm approx

Agent Comments

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



2 Provence Ct BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$235,000

Method: Private Sale

Date: 09/07/2025

Property Type: Land

Land Size: 559 sqm approx



4 June Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$235,000

Method: Private Sale

Date: 29/01/2025

Property Type: Land (Res)

Land Size: 700 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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