

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

58 Finlay Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$670,000 Property Type House Suburb Brown Hill

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	305 Clarendon St SOLDIERS HILL 3350	\$643,000	08/08/2026
2	215 Stawell St.N BALLARAT EAST 3350	\$655,000	13/07/2026
3	10 Summit Cr BROWN HILL 3350	\$700,000	06/05/2026

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:

27/08/2026 14:29

58 Finlay Street, Brown Hill Vic 3350



Hannah Baker
0353334322
0457988876

hannah@trevorpetrie.com.au

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

June quarter 2026: \$670,000



3 2 2

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



305 Clarendon St SOLDIERS HILL 3350 (REI)

Agent Comments

3 2 2

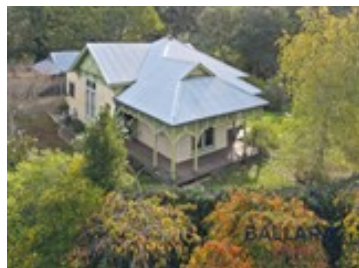
Price: \$643,000

Method: Private Sale

Date: 08/08/2026

Property Type: House

Land Size: 356 sqm approx



215 Stawell St.N BALLARAT EAST 3350 (REI)

Agent Comments

3 2 1

Price: \$655,000

Method: Private Sale

Date: 13/07/2026

Property Type: House

Land Size: 1870 sqm approx



10 Summit Cr BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 3

Price: \$700,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 874 sqm approx

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



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