

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

3 MONEILL CLOSE BROWN HILL VIC 3350

Indicative selling price

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

Single Price

or range
between

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Brown Hill

Period-from

01 Aug 2024

to

31 Jul 2025

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

16 CHIARA COURT BROWN HILL VIC 3350	\$675,000	24-Apr-25
8 THE OUTLOOK BLACK HILL VIC 3350	\$678,000	10-Feb-25
5 LAUTARET ROAD BROWN HILL VIC 3350	\$765,000	12-Apr-25

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: 06 August 2025



**16 CHIARA COURT BROWN HILL
VIC 3350**

Sold Price

^{RS}

\$675,000

Sold Date

24-Apr-25



4



2



2

Distance

0.82km



**8 THE OUTLOOK BLACK HILL VIC
3350**

Sold Price

\$678,000

Sold Date

10-Feb-25



4



2



2

Distance

3.03km



**5 LAUTARET ROAD BROWN HILL
VIC 3350**

Sold Price

\$765,000

Sold Date

12-Apr-25



4



2



2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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