Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 11/11/2026

Property offered for sale

Address
Including suburb and postcode: 7a Cypress Road, Brown Hill Vic 3350

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	301

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $220,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $287,500 Property type: Land Suburb: Brown Hill

Period: from 11/11/2025 to 10/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	3 Wombat Pl BROWN HILL 3350		
Sale price	$185,000	Date of sale	28/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	640

Comparable property 2

Address	1 Lautaret Rd BROWN HILL 3350		
Sale price	$195,000	Date of sale	10/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	514

Comparable property 3

Address	8 Galibier Rd BROWN HILL 3350		
Sale price	$210,000	Date of sale	29/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Land	N/A	N/A	0	N/A	599

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=8e3d0a948e437a67c81b5337509c861e

7a Cypress Road, Brown Hill Vic 3350



Property Type:
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$220,000
Median Land Price
11/11/2025 - 10/11/2026: $287,500

Comparable Properties



3 Wombat Pl BROWN HILL 3350 (REI)

- - -

Price: $185,000
Method: Private Sale
Date: 28/10/2026
Property Type: Land
Land Size: 640 sqm approx

Agent Comments



1 Lautaret Rd BROWN HILL 3350 (REI)

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Price: $195,000
Method: Private Sale
Date: 10/09/2026
Property Type: Land
Land Size: 514 sqm approx

Agent Comments



8 Galibier Rd BROWN HILL 3350 (REI)

- - -

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

Agent Comments

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