

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

2 Locmor Drive, 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

\$365,000

&

\$400,000

Median sale price

Median price

\$640,000

Property type

House

Suburb

Brown Hill

Period - From

03/09/2025

to

02/09/2026

Source

property.com.au / PropTrack

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
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88 Cloudbreak Circuit, Brown Hill VIC 3350	\$360,000	22/07/2026
23 Swift Rise, Brown Hill VIC 3350	\$342,500	19/05/2026
19 Swift Rise, Brown Hill VIC 3350	\$355,000	19/08/2026
This Statement of Information was prepared on:		02/09/2026