

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

38 APPLE ORCHARD 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

\$895,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Brown Hill

Period-from

01 May 2025

to

30 Apr 2026

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

46 APPLE ORCHARD DRIVE BROWN HILL VIC 3350	\$950,000	05-Mar-26
1 LOCMOR DRIVE BROWN HILL VIC 3350	\$955,000	13-Mar-26
36 APPLE ORCHARD DRIVE BROWN HILL VIC 3350	\$910,000	30-Oct-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: 18 May 2026

McGrath

Alysha Croxford

M 0437241461

E alyshacroxford@mcgrath.com.au



**46 APPLE ORCHARD DRIVE
BROWN HILL VIC 3350**

4 2 3

Sold Price **\$950,000** Sold Date **05-Mar-26**

Distance **0.08km**



**1 LOCMOR DRIVE BROWN HILL VIC
3350**

4 2 2

Sold Price ^{RS} **\$955,000** Sold Date **13-Mar-26**

Distance **0.77km**



**36 APPLE ORCHARD DRIVE
BROWN HILL VIC 3350**

4 2 2

Sold Price **\$910,000** Sold Date **30-Oct-25**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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