Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 3/7 Springfield Street, Briar Hill Vic 3088

Indicative selling price

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

Range between: $1,400,000 & $1,500,000

Median sale price

Median price: $996,000 Property Type: House Suburb: Briar Hill

Period - From: 01/10/2025 to: 31/12/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	91 Rattray Rd MONTMORENCY 3094	$1,400,000	17/11/2025
2	4 Tutty Pl GREENSBOROUGH 3088	$1,401,700	16/08/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 19/01/2026 16:13

3/7 Springfield Street, Briar Hill Vic 3088

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
December quarter 2025: $996,000

Comparable Properties



91 Rattray Rd MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,400,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments



4 Tutty Pl GREENSBOROUGH 3088 (REI/VG)

4 3 2

Price: $1,401,700
Method: Private Sale
Date: 16/08/2025
Rooms: 7
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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