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	5 Ayr Court, Briar Hill Vic 3088

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $981,750 Property Type House Suburb Briar Hill

Period - From 17/12/2024 to 16/12/2025 Source Property Data

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	4/139 St Helena Rd GREENSBOROUGH 3088	$950,000	17/10/2025
2	1/93 Karingal Dr BRIAR HILL 3088	$905,000	08/10/2025
3	7/135 St Helena Rd GREENSBOROUGH 3088	$995,000	01/08/2025

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: 17/12/2025 14:05

5 Ayr Court, Briar Hill Vic 3088

Trent Grindal
9431 1222
0468 936 914
trentgrindal@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
17/12/2024 - 16/12/2025: $981,750

Comparable Properties



4/139 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $950,000
Method: Private Sale
Date: 17/10/2025
Rooms: 6
Property Type: Unit

Agent Comments



1/93 Karingal Dr BRIAR HILL 3088 (REI/VG)

3 2 2

Price: $905,000
Method: Private Sale
Date: 08/10/2025
Property Type: Townhouse (Single)

Agent Comments



7/135 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $995,000
Method: Private Sale
Date: 01/08/2025
Property Type: Townhouse (Single)
Land Size: 207 sqm approx

Agent Comments

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