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	2 Hibiscus Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $997,000 Property Type House Suburb Briar Hill

Period - From 28/10/2023 to 27/10/2024 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	1/1137 Main Rd ELTHAM 3095	$785,000	09/10/2024
2	25 Pine Av BRIAR HILL 3088	$804,500	20/07/2024
3	55 Railway Pde ELTHAM 3095	$755,000	09/05/2024

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: 28/10/2024 13:42

2 Hibiscus Avenue, Briar Hill Vic 3088



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Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
28/10/2023 - 27/10/2024: $997,000

Comparable Properties



1/1137 Main Rd ELTHAM 3095 (REI)

3 2 6

Price: $785,000
Method: Private Sale
Date: 09/10/2024
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments



25 Pine Av BRIAR HILL 3088 (REI)

3 1 2

Price: $804,500
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



55 Railway Pde ELTHAM 3095 (REI/VG)

4 1 4

Price: $755,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 943.20 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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