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	21 Williams Road, Briar Hill Vic 3088

Indicative selling price

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

Single price $790,000

Median sale price

Median price $966,000 Property Type House Suburb Briar Hill

Period - From 01/07/2024 to 30/09/2024 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	2/163 Mountain View Rd GREENSBOROUGH 3088	$803,000	07/11/2024
2	2/103 Henry St GREENSBOROUGH 3088	$792,500	17/10/2024
3	25 Pine Av BRIAR HILL 3088	$804,500	20/07/2024

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: 30/11/2024 11:53

21 Williams Road, Briar Hill Vic 3088

Daniel O'Regan
03 9432 1444
0403 662 260
danieloregan@jelliscraig.com.au



3 1 1

Rooms: 5
Property Type: Unit
Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price
$790,000
Median House Price
September quarter 2024: $966,000

Comparable Properties



2/163 Mountain View Rd GREENSBOROUGH 3088 (REI)

3 2 2

Price: $803,000
Method: Private Sale
Date: 07/11/2024
Property Type: House
Land Size: 532 sqm approx

Agent Comments



2/103 Henry St GREENSBOROUGH 3088 (REI)

3 1 1

Price: $792,500
Method: Private Sale
Date: 17/10/2024
Property Type: Unit
Land Size: 445 sqm approx

Agent Comments



25 Pine Av BRIAR HILL 3088 (REI/VG)

3 1 2

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

Agent Comments

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