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: 6/45 Sherbourne Road, Briar Hill Vic 3088

Indicative selling price

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

Range between: $670,000 & $730,000

Median sale price

Median price: $770,000 Property Type: Unit Suburb: Briar Hill

Period - From: 30/01/2024 to: 29/01/2025 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	3/45 Sherbourne Rd MONTMORENCY 3094	$676,500	26/11/2024
2	5/200 Sherbourne Rd MONTMORENCY 3094	$705,000	15/11/2024
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: 30/01/2025 11:12

6/45 Sherbourne Road, Briar Hill Vic 3088



2 2 1

Property Type: Townhouse
Land Size: 185 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
30/01/2024 - 29/01/2025: $770,000

Comparable Properties



3/45 Sherbourne Rd MONTMORENCY 3094 (VG)

2 - -

Price: $676,500
Method: Sale
Date: 26/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Same location however 6/45 Sherbourne has the extra bathroom



5/200 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $705,000
Method: Private Sale
Date: 15/11/2024
Property Type: Unit
Land Size: 347 sqm approx

Agent Comments

Similar location but again missing the extra bathroom and no garage

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.