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	1 Greenwood Street, Briar Hill Vic 3088

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,025,000 Property Type House Suburb Briar Hill

Period - From 25/02/2024 to 24/02/2025 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	62 Mountain View Rd MONTMORENCY 3094	$1,125,000	01/02/2025
2	15 Wembley Cl BRIAR HILL 3088	$1,046,000	29/01/2025
3	85 Airlie Rd MONTMORENCY 3094	$1,250,000	30/11/2024

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: 25/02/2025 12:09

1 Greenwood Street, Briar Hill Vic 3088



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Property Type: Strata Unit/Flat
Land Size: 784 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
25/02/2024 - 24/02/2025: $1,025,000

Comparable Properties



62 Mountain View Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $1,125,000
Method: Auction Sale
Date: 01/02/2025
Property Type: House
Land Size: 475 sqm approx

Agent Comments



15 Wembley Cl BRIAR HILL 3088 (REI)

3 2 2

Price: $1,046,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 924 sqm approx

Agent Comments



85 Airlie Rd MONTMORENCY 3094 (REI)

3 2 1

Price: $1,250,000
Method: Private Sale
Date: 30/11/2024
Property Type: House
Land Size: 882 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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