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	18 Wembley Close, Briar Hill Vic 3088

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $965,500 Property Type House Suburb Briar Hill

Period - From 01/01/2024 to 31/12/2024 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	36-38 Albion Cr GREENSBOROUGH 3088	$1,060,000	22/02/2025
2	4 Kinnear Ct MONTMORENCY 3094	$1,036,000	04/02/2025
3	119 Sherbourne Rd MONTMORENCY 3094	$960,000	17/10/2024

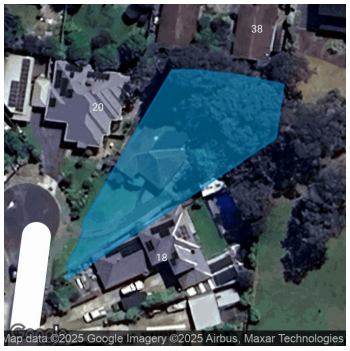
OR

~~**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: 28/03/2025 14:42

18 Wembley Close, Briar Hill Vic 3088

Brett Sparks
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Property Type:
Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
Year ending December 2024: $965,500

Comparable Properties



36-38 Albion Cr GREENSBOROUGH 3088 (REI)

4 1 2

Price: $1,060,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 2283 sqm approx

Agent Comments



4 Kinnear Ct MONTMORENCY 3094 (REI)

4 2 2

Price: $1,036,000
Method: Private Sale
Date: 04/02/2025
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments



119 Sherbourne Rd MONTMORENCY 3094 (REI)

4 1 -

Price: $960,000
Method: Private Sale
Date: 17/10/2024
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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