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	4/152 Mountain View Road, Briar Hill Vic 3088

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $700,000 Property Type Unit Suburb Briar Hill

Period - From 23/04/2024 to 22/04/2025 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	1/86 Karingal Dr ELTHAM NORTH 3095	$685,000	02/04/2025
2	2/154 Mountain View Rd BRIAR HILL 3088	$693,000	05/12/2024
3	2/84 Sherbourne Rd MONTMORENCY 3094	$660,000	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: 23/04/2025 09:18

4/152 Mountain View Road, Briar Hill Vic 3088



2 1 1

Property Type: Unit
Land Size: 134 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
23/04/2024 - 22/04/2025: $700,000

Comparable Properties



1/86 Karingal Dr ELTHAM NORTH 3095 (REI)

2 1 2

Price: $685,000
Method: Private Sale
Date: 02/04/2025
Rooms: 4
Property Type: Unit
Land Size: 222 sqm approx

Agent Comments

Double garage but a busier location



2/154 Mountain View Rd BRIAR HILL 3088 (REI/VG)

2 1 1

Price: $693,000
Method: Private Sale
Date: 05/12/2024
Property Type: Unit
Land Size: 189 sqm approx

Agent Comments

Next door unit sold in December



2/84 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 30/11/2024
Property Type: Unit
Land Size: 147 sqm approx

Agent Comments

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

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