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	15 Law Street, Briar Hill Vic 3088

Indicative selling price

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

Range between $920,000 & $990,000

Median sale price

Median price $1,046,000 Property Type House Suburb Briar Hill

Period - From 01/01/2025 to 31/03/2025 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	3 Acheron Cr ELTHAM NORTH 3095	$950,000	26/04/2025
2	155 Mountain View Rd BRIAR HILL 3088	$1,085,000	01/04/2025
3	83 Fernside Av BRIAR HILL 3088	$940,000	22/01/2025

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: 20/05/2025 15:06

15 Law Street, Briar Hill Vic 3088

BARRYPLANT



4 2 2

Property Type: House
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $990,000
Median House Price
March quarter 2025: $1,046,000

Comparable Properties



3 Acheron Cr ELTHAM NORTH 3095 (REI)

4 2 2

Price: $950,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments



155 Mountain View Rd BRIAR HILL 3088 (REI)

4 3 2

Price: $1,085,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 709 sqm approx

Agent Comments



83 Fernside Av BRIAR HILL 3088 (REI/VG)

4 2 1

Price: $940,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 827 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE | propertydata.com.au

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