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: 3/117 Mountain View Road, Briar Hill Vic 3088

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

Median price $735,500 Property Type Unit Suburb Briar Hill

Period - From 01/07/2024 to 30/06/2025 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	3/4 Wattle Av MONTMORENCY 3094	$645,000	10/07/2025
2	7/9 Davey Rd MONTMORENCY 3094	$670,000	07/07/2025
3	4/152 Mountain View Rd BRIAR HILL 3088	$640,000	25/05/2025

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: 08/08/2025 13:50

3/117 Mountain View Road, Briar Hill Vic 3088

JellisCraig

Ben Flannagan
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median Unit Price
Year ending June 2025: $735,500

Comparable Properties



3/4 Wattle Av MONTMORENCY 3094 (REI)

2 - 1

Price: $645,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: Unit

Agent Comments



7/9 Davey Rd MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $670,000
Method: Private Sale
Date: 07/07/2025
Property Type: Unit

Agent Comments



4/152 Mountain View Rd BRIAR HILL 3088 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 25/05/2025
Property Type: Unit
Land Size: 137 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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