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	8 Marden Drive, Briar Hill VIC 3088

Indicative selling price

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

Range between $1,130,000 & $1,165,000

Median sale price

Median price $1,027,500 Property Type House Suburb Briar Hill

Period - From 14/03/2025 to 13/09/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
155 Mountain View Road Briar Hill VIC	$1,085,000	01/04/2025
29 Manatunga Circuit Greensborough VIC	$1,050,000	27/06/2025
3 BALLANDRY CRESCENT GREENSBOROUGH VIC 3088	$1,165,000	26/07/2025

This Statement of Information was prepared on: 15/09/2025