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	6 Aminya Place, Briar Hill Vic 3088

Indicative selling price

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

Range between $1,210,000 & $1,300,000

Median sale price

Median price $975,750 Property Type House Suburb Briar Hill

Period - From 01/10/2024 to 30/09/2025 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	59 Allumba Dr ST HELENA 3088	$1,250,000	09/10/2025
2	8 Gambia Ct GREENSBOROUGH 3088	$1,250,000	13/09/2025
3	99 Sherbourne Rd MONTMORENCY 3094	$1,285,000	06/08/2025

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: 05/12/2025 09:29

6 Aminya Place, Briar Hill Vic 3088

JellisCraig

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



4 3 4

Property Type: House
Land Size: 1118 sqm approx

Agent Comments

Indicative Selling Price
$1,210,000 - $1,300,000
Median House Price
Year ending September 2025: $975,750

Comparable Properties



59 Allumba Dr ST HELENA 3088 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 944 sqm approx

Agent Comments



8 Gambia Ct GREENSBOROUGH 3088 (REI)

4 3 3

Price: $1,250,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



99 Sherbourne Rd MONTMORENCY 3094 (VG)

4 - -

Price: $1,285,000
Method: Sale
Date: 06/08/2025
Property Type: Clinic - Health Clinic
Land Size: 789 sqm approx

Agent Comments

REIV THE DIFFERENCE

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