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	9 Hyacinth Street, Briar Hill Vic 3088

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $1,005,000 Property Type House Suburb Briar Hill

Period - From 29/10/2024 to 28/10/2025 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	142 Mountain View Rd BRIAR HILL 3088	$1,005,000	07/10/2025
2	191 St Helena Rd GREENSBOROUGH 3088	$998,000	17/09/2025
3	127 Reichelt Av MONTMORENCY 3094	$1,000,000	28/08/2025

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: 29/10/2025 08:45

9 Hyacinth Street, Briar Hill Vic 3088

JellisCraig

John Le Gros
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0422 608 038
johnlegros@jelliscraig.com.au



3 1 2

Property Type:
Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
29/10/2024 - 28/10/2025: $1,005,000

Comparable Properties



142 Mountain View Rd BRIAR HILL 3088 (REI)

3 1 2

Price: $1,005,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 694 sqm approx

Agent Comments



191 St Helena Rd GREENSBOROUGH 3088 (REI)

3 2 2

Price: $998,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 770 sqm approx

Agent Comments



127 Reichelt Av MONTMORENCY 3094 (REI/VG)

3 1 2

Price: $1,000,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 799 sqm approx

Agent Comments

REIV THE DIFFERENCE

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