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	54-56 Leach Street, Briar Hill Vic 3088

Indicative selling price

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

Single price $999,000

Median sale price

Median price $990,750 Property Type House Suburb Briar Hill

Period - From 15/11/2024 to 14/11/2025 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	30 Calrossie Av MONTMORENCY 3094	$950,000	10/10/2025
2	212 Ryans Rd ELTHAM NORTH 3095	$1,020,000	19/07/2025
3	4 Wilson Av MONTMORENCY 3094	$1,050,000	07/07/2025

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: 15/11/2025 12:33

54-56 Leach Street, Briar Hill Vic 3088

JellisCraig

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au

Indicative Selling Price
$999,000
Median House Price
15/11/2024 - 14/11/2025: $990,750



Property Type:
Agent Comments

Comparable Properties



30 Calrossie Av MONTMORENCY 3094 (REI)

3 | 1 | 1

Price: $950,000
Method: Private Sale
Date: 10/10/2025
Rooms: 4
Property Type: House (Res)
Land Size: 1011 sqm approx

Agent Comments



212 Ryans Rd ELTHAM NORTH 3095 (REI)

4 | 2 | -

Price: $1,020,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 1986 sqm approx

Agent Comments



4 Wilson Av MONTMORENCY 3094 (REI)

3 | 1 | 1

Price: $1,050,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 590 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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