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	55 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	6 Gibcoe St GREENSBOROUGH 3088	$1,275,000	05/07/2025
2	4 Hebden St GREENSBOROUGH 3088	$1,318,000	27/06/2025
3	9 Paraweena Ct GREENSBOROUGH 3088	$1,262,000	27/05/2025

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: 16/10/2025 13:22

55 Fernside Avenue, Briar Hill Vic 3088

JellisCraig

Scott Nugent
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3 1

Property Type: House
Land Size: 1361 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2025: $975,750

Comparable Properties



6 Gibcoe St GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $1,275,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 934 sqm approx

Agent Comments



4 Hebden St GREENSBOROUGH 3088 (VG)

3 - -

Price: $1,318,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 1941 sqm approx

Agent Comments



9 Paraweena Ct GREENSBOROUGH 3088 (REI/VG)

4 2 3

Price: $1,262,000
Method: Private Sale
Date: 27/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 1119 sqm approx

Agent Comments

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