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	24 Williams Road, Briar Hill VIC 3088

Indicative selling price

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

Range between $950,000 & $980,000

Median sale price

Median price $967,500 Property Type House Suburb Briar Hill

Period - From 05/05/2025 to 04/11/2025 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
46 Adeline Street Greensborough Vic 3088	$968,000	20/09/2025
64 Fernside Avenue Briar Hill Vic 3088	$900,000	12/08/2025
30 Calrossie Avenue Montmorency VIC	$950,000	10/10/2025

This Statement of Information was prepared on: 05/11/2025