

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

3/9 Gladstone Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$860,000

&

\$945,000

Median sale price

Median price \$965,500

Property Type House

Suburb Briar Hill

Period - From 01/01/2024

to 31/12/2024

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	1/34 Williams Rd BRIAR HILL 3088	\$915,000	14/12/2024
2	1/12-14 Fernside Av BRIAR HILL 3088	\$915,000	19/10/2024
3	2 Amiet St GREENSBOROUGH 3088	\$940,000	02/10/2024

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:

24/03/2025 14:03



3 1 1

Property Type: House
Land Size: 329 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$945,000
Median House Price
Year ending December 2024: \$965,500

Comparable Properties

1/34 Williams Rd BRIAR HILL 3088 (VG)

3 - -

Price: \$915,000
Method: Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 510 sqm approx

Agent Comments

Similar home however this property is unrenovated



1/12-14 Fernside Av BRIAR HILL 3088 (REI)

3 2 2

Price: \$915,000
Method: Private Sale
Date: 19/10/2024
Property Type: Unit
Land Size: 338 sqm approx

Agent Comments

This property has an additional bathroom but is unrenovated



2 Amiet St GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: \$940,000
Method: Private Sale
Date: 02/10/2024
Property Type: House (Res)
Land Size: 504 sqm approx

Agent Comments

Similar home however not as good a location

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192