

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 Dixon Court, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Briar Hill

Period - From 06/03/2024

to

05/03/2025

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	179 St Helena Rd GREENSBOROUGH 3088	\$1,115,500	14/12/2024
2	2 Wakefield CI ELTHAM NORTH 3095	\$1,250,000	21/11/2024
3	12 Kylie PI MONTMORENCY 3094	\$1,150,000	02/11/2024

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:

06/03/2025 16:15



 4  2  3

Property Type: House
Land Size: 1171 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
06/03/2024 - 05/03/2025: \$1,025,000

Comparable Properties



179 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  6

Price: \$1,115,500
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 1185 sqm approx



2 Wakefield CI ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 1032 sqm approx



12 Kylie PI MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 981 sqm approx

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