

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 44 Greenwood Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,800,000 & \$1,960,000

Median sale price

Median price \$965,500 Property Type House Suburb Briar Hill

Period - From 10/02/2024 to 09/02/2025 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	42 Greenwood St BRIAR HILL 3088	\$1,950,000	21/12/2024
2	48 Liddesdale Gr ELTHAM NORTH 3095	\$1,790,000	12/11/2024
3			

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: 10/02/2025 15:41



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Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,960,000
Median House Price
10/02/2024 - 09/02/2025: \$965,500

Comparable Properties



42 Greenwood St BRIAR HILL 3088 (REI)

Agent Comments

4 2 2

Price: \$1,950,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 661 sqm approx



48 Liddesdale Gr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 4

Price: \$1,790,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 800 sqm approx

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.

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



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