

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

1/20 Porter Street, Briar Hill Vic 3088

Indicative selling price

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

Single price \$980,000

Median sale price

Median price \$997,500

Property Type House

Suburb Briar Hill

Period - From 01/04/2024

to 31/03/2025

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	18 Wembley CI BRIAR HILL 3088	\$1,020,000	14/04/2025
2	36 Beaconsfield Rd BRIAR HILL 3088	\$970,000	13/03/2025
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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:

19/06/2025 10:44



Property Type: House
Agent Comments

Indicative Selling Price
\$980,000
Median House Price
Year ending March 2025: \$997,500

Comparable Properties



18 Wembley CI BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 1000 sqm approx

36 Beaconsfield Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 13/03/2025
Rooms: 4
Property Type: House (Res)

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.