Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	1/20 Porter Street, Briar Hill Vic 3088
Including suburb and	
postcode	

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	Pro	pperty Type Ho	use	Su	uburb	Briar Hill
Period - From 01/04/2024	to	31/03/2025	Sou	ırceRE	EIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

, and one of comparation property		1 1100	Date of care
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
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.

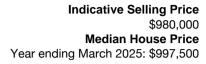
This Statement of Information was prepared on:	19/06/2025 10:44



Date of sale



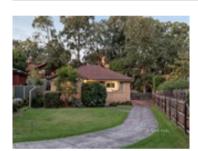
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House
Agent Comments

Comparable Properties



18 Wembley CI BRIAR HILL 3088 (REI/VG)

4

3 2

Price: \$1,020,000 Method: Private Sale Date: 14/04/2025 Property Type: House

Land Size: 1000 sqm approx

Agent Comments

36 Beaconsfield Rd BRIAR HILL 3088 (REI)

3





a .

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.

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





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