

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

1/7 Springfield Street, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$975,750

Property Type

House

Suburb

Briar Hill

Period - From

01/10/2024

to

30/09/2025

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	91 Rattray Rd MONTMORENCY 3094	\$1,400,000	17/11/2025
2	2/12 Hoban Av MONTMORENCY 3094	\$1,460,000	25/07/2025
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:

10/12/2025 16:58



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending September 2025: \$975,750

Comparable Properties



91 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: House (Res)

Land Size: 571 sqm approx



2/12 Hoban Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,460,000

Method: Private Sale

Date: 25/07/2025

Property Type: Townhouse (Single)

Land Size: 328 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.