

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

1/93 Karingal Drive, Briar Hill Vic 3088

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Briar Hill

Period - From 18/09/2024

to

17/09/2025

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	4/25 Williams Rd BRIAR HILL 3088	\$875,050	01/09/2025
2	5/202 Mountain View Rd BRIAR HILL 3088	\$912,000	03/06/2025
3	5/171-173 Mountain View Rd GREENSBOROUGH 3088	\$860,000	07/05/2025

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:

18/09/2025 10:11



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

18/09/2024 - 17/09/2025: \$715,000

Comparable Properties



4/25 Williams Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 1

Price: \$875,050
Method: Private Sale
Date: 01/09/2025
Property Type: Unit



5/202 Mountain View Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$912,000
Method: Private Sale
Date: 03/06/2025
Property Type: Townhouse (Single)

5/171-173 Mountain View Rd GREENSBOROUGH 3088 (VG)

Agent Comments

3 - -

Price: \$860,000
Method: Sale
Date: 07/05/2025
Property Type: Flat/Unit/Apartment (Res)

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



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