

## 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

156 St Helena Road, Briar Hill Vic 3088

#### Indicative selling price

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

Single price \$970,000

#### 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                              | 42 Avandina Cr GREENSBOROUGH 3088   | \$988,888 | 15/11/2025   |
| 2                              | 15 Yangoora PI GREENSBOROUGH 3088   | \$985,000 | 11/10/2025   |
| 3                              | 191 St Helena Rd GREENSBOROUGH 3088 | \$998,000 | 17/09/2025   |

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:

03/12/2025 09:39

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**Indicative Selling Price**

\$970,000

**Median House Price**

Year ending September 2025: \$975,750



**Property Type:** House

**Land Size:** 792 sqm approx

[Agent Comments](#)

## Comparable Properties



**42 Avandina Cr GREENSBOROUGH 3088 (REI)**



**Price:** \$988,888

**Method:** Private Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 612 sqm approx

[Agent Comments](#)

**15 Yangoora PI GREENSBOROUGH 3088 (REI/VG)**



**Price:** \$985,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 791 sqm approx

[Agent Comments](#)



**191 St Helena Rd GREENSBOROUGH 3088 (REI)**



**Price:** \$998,000

**Method:** Private Sale

**Date:** 17/09/2025

**Property Type:** House

**Land Size:** 770 sqm approx

[Agent Comments](#)

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