

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 Pl 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



3 2 0

Property Type: House

Land Size: 792 sqm approx

Agent Comments

Comparable Properties



42 Avandina Cr GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$988,888

Method: Private Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 612 sqm approx

15 Yangoora PI GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 3

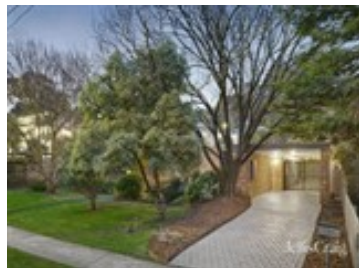
Price: \$985,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 791 sqm approx



191 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$998,000

Method: Private Sale

Date: 17/09/2025

Property Type: House

Land Size: 770 sqm approx