

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

20 Fernside Avenue, 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 \$1,020,000

Property Type House

Suburb Briar Hill

Period - From 01/07/2024

to 30/06/2025

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	5/202 Mountain View Rd BRIAR HILL 3088	\$912,000	03/06/2025
2	46 Looker Rd MONTMORENCY 3094	\$910,000	09/05/2025
3	27 Fernside Av BRIAR HILL 3088	\$900,000	27/02/2025

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:

10/07/2025 14:00



3 2 2

Property Type: House
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending June 2025: \$1,020,000

Comparable Properties



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

Agent Comments

3 2 2

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



46 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$910,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 570 sqm approx



27 Fernside Av BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 352 sqm approx