## 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	24 Gladstone Road, Briar Hill Vic 3088
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,850,000	&	\$1,950,000
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#### Median sale price

Median price	\$926,500	Pro	perty Type	House		Suburb	Briar Hill
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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

Add	dress of comparable property	Price	Date of sale
1	2 Ryrie Ct MONTMORENCY 3094	\$1,800,000	13/09/2025
2	31 Boyce Av BRIAR HILL 3088	\$1,992,500	13/05/2025
3	143 Mountain View Rd BRIAR HILL 3088	\$1,230,000	05/02/2025

#### OR

В\* 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:	06/11/2025 16:34













Property Type: House Land Size: 1064 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price September quarter 2025: \$926,500

## Comparable Properties



2 Ryrie Ct MONTMORENCY 3094 (REI)

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**3** 4

Price: \$1,800,000 Method: Private Sale Date: 13/09/2025 Property Type: House

Land Size: 774 sqm approx

**Agent Comments** 



31 Boyce Av BRIAR HILL 3088 (REI/VG)

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**Agent Comments** 

**Price:** \$1,992,500 **Method:** Private Sale **Date:** 13/05/2025

Rooms: 6

Property Type: House (Res) Land Size: 916 sqm approx

143 Mountain View Rd BRIAR HILL 3088 (REI/VG)



1





<del>2</del>

**Agent Comments** 



Price: \$1,230,000 Method: Private Sale Date: 05/02/2025

Rooms: 7

**Property Type:** House (Res) **Land Size:** 847 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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