

# 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

24 Gladstone Road, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$926,500

Property 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)

**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	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

**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:

06/11/2025 16:34



 4  2  6

**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)**

**Agent Comments**

 4  2  4

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 13/09/2025  
**Property Type:** House  
**Land Size:** 774 sqm approx



**31 Boyce Av BRIAR HILL 3088 (REI/VG)**

**Agent Comments**

 4  2  2

**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)**

**Agent Comments**

 4  2  2

**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