### 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	9 Hyacinth Street, Briar Hill Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
-			

#### 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)

**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

Add	dress of comparable property	Price	Date of sale
1	6 Buena Vista Dr MONTMORENCY 3094	\$1,100,000	14/09/2025
2	127 Reichelt Av MONTMORENCY 3094	\$1,000,000	28/08/2025
3	4 Wilson Av MONTMORENCY 3094	\$1,050,000	07/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/10/2025 09:32



# **JellisCraig**

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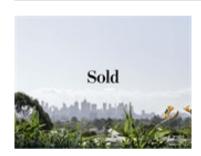
**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** September quarter 2025: \$926,500





Property Type: House Land Size: 792 sqm approx **Agent Comments** 

# Comparable Properties



6 Buena Vista Dr MONTMORENCY 3094 (REI)

Price: \$1,100,000 Method: Private Sale Date: 14/09/2025 Property Type: House

Land Size: 697 sqm approx

**Agent Comments** 



127 Reichelt Av MONTMORENCY 3094 (REI)

Price: \$1,000,000

Agent Comments

Method: Private Sale Date: 28/08/2025 Property Type: House Land Size: 799 sqm approx



4 Wilson Av MONTMORENCY 3094 (REI)

Price: \$1,050,000 Method: Private Sale Date: 07/07/2025 Property Type: House Land Size: 590 sqm approx **Agent Comments** 

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