

# 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

9 Hyacinth Street, 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 \$980,000 & \$1,050,000

### Median sale price

Median price \$1,005,000 Property Type House Suburb Briar Hill

Period - From 29/10/2024 to 28/10/2025 Source Property Data

### 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	142 Mountain View Rd BRIAR HILL 3088	\$1,005,000	07/10/2025
2	191 St Helena Rd GREENSBOROUGH 3088	\$998,000	17/09/2025
3	127 Reichelt Av MONTMORENCY 3094	\$1,000,000	28/08/2025

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:

29/10/2025 08:45



 3  1  2

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

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
29/10/2024 - 28/10/2025: \$1,005,000

## Comparable Properties



142 Mountain View Rd BRIAR HILL 3088 (REI)

[Agent Comments](#)

 3  1  2

**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 07/10/2025  
**Property Type:** House  
**Land Size:** 694 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



127 Reichelt Av MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

 3  1  2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 28/08/2025  
**Property Type:** House  
**Land Size:** 799 sqm approx