

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

2/24 RAILWAY ROAD BRIAR HILL VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Briar Hill

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

2/62 MEDBURY AVENUE GREENSBOROUGH VIC 3088	\$895,000	30-Jan-26
1/14 MEADOW CRESCENT MONTMORENCY VIC 3094	\$880,000	21-Mar-26
2/33 WILLIAMS ROAD BRIAR HILL VIC 3088	\$855,000	12-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 04 May 2026

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**2/62 MEDBURY AVENUE
GREENSBOROUGH VIC 3088**

 3  2  1

Sold Price **\$895,000** Sold Date **30-Jan-26**

Distance **1.29km**



**1/14 MEADOW CRESCENT
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$880,000** Sold Date **21-Mar-26**

Distance **1.32km**



**2/33 WILLIAMS ROAD BRIAR HILL
VIC 3088**

 3  2  1

Sold Price **\$855,000** Sold Date **12-Mar-26**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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