

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$785,000

&

\$835,000

### 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

1/226 MOUNTAIN VIEW ROAD BRIAR HILL VIC 3088	\$835,000	24-Apr-26
3/15 WARWICK ROAD GREENSBOROUGH VIC 3088	\$810,000	04-Apr-26
3/17 FRANCES AVENUE GREENSBOROUGH VIC 3088	\$786,500	23-May-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: 31 May 2026

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E [jmoxon@barryplant.com.au](mailto:jmoxon@barryplant.com.au)**1/226 MOUNTAIN VIEW ROAD  
BRIAR HILL VIC 3088**

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Sold Price

RS

**\$835,000**

Sold Date

**24-Apr-26**

Distance

**0.93km****3/15 WARWICK ROAD  
GREENSBOROUGH VIC 3088**

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Sold Price

**\$810,000**

Sold Date

**04-Apr-26**

Distance

**0.57km****3/17 FRANCES AVENUE  
GREENSBOROUGH VIC 3088**

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Sold Price

RS

**\$786,500**

Sold Date

**23-May-26**

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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