

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$996,000

Property Type House

Suburb Briar Hill

Period - From 01/10/2025

to 31/12/2025

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	1 Gleneagle Way ELTHAM 3095	\$1,413,000	28/01/2026
2	6 Oonah CI ELTHAM NORTH 3095	\$1,681,000	21/01/2026
3	22 Nokes Ct MONTMORENCY 3094	\$1,835,000	07/12/2025

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:

27/02/2026 10:45



 4
  2
  6

Property Type: House
Land Size: 1064 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 December quarter 2025: \$996,000

Comparable Properties



1 Gleneagle Way ELTHAM 3095 (REI)

Agent Comments

 4
  2
  3

Price: \$1,413,000
Method: Private Sale
Date: 28/01/2026
Property Type: House
Land Size: 993 sqm approx



6 Oonah CI ELTHAM NORTH 3095 (REI)

Agent Comments

 4
  2
  3

Price: \$1,681,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 910 sqm approx

22 Nokes Ct MONTMORENCY 3094 (REI)

Agent Comments

 4
  2
  2

Price: \$1,835,000
Method: Private Sale
Date: 07/12/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1216 sqm approx

Account - Barry Plant | P: (03) 9431 1243