

# 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 65 Greenwood 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 \$1,300,000 & \$1,400,000

### 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	3 Olympic Av MONTMORENCY 3094	\$1,300,000	18/12/2025
2	59 Allumba Dr ST HELENA 3088	\$1,250,000	09/10/2025
3	66 Ramptons Rd ELTHAM NORTH 3095	\$1,317,500	25/09/2025

**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: 19/02/2026 12:28



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**Property Type:** House  
**Land Size:** 858 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
December quarter 2025: \$996,000

## Comparable Properties



**3 Olympic Av MONTMORENCY 3094 (REI)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** House  
**Land Size:** 927 sqm approx



**59 Allumba Dr ST HELENA 3088 (REI/VG)**

**Agent Comments**

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**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** House (Res)  
**Land Size:** 944 sqm approx

**66 Ramptons Rd ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$1,317,500  
**Method:** Private Sale  
**Date:** 25/09/2025  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 858 sqm approx

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



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