

# 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

2/100 St Helena 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)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$981,250 Property Type House Suburb Briar Hill

Period - From 01/04/2025 to 31/03/2026 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	1/11 Graeme Av MONTMORENCY 3094	\$801,000	18/05/2026
2	1/59 Weidlich Rd ELTHAM NORTH 3095	\$845,000	11/02/2026
3	1/8 Weidlich Rd ELTHAM NORTH 3095	\$780,000	27/11/2025

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: 22/06/2026 09:28



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**Property Type:** House  
**Land Size:** 385 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median House Price**  
 Year ending March 2026: \$981,250

## Comparable Properties



1/11 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments

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**Price:** \$801,000  
**Method:** Private Sale  
**Date:** 18/05/2026  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 223 sqm approx



1/59 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

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**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 11/02/2026  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 384 sqm approx



1/8 Weidlich Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

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**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** Unit  
**Land Size:** 383 sqm approx

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