

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$990,000 Property Type House Suburb Briar Hill

Period - From 01/07/2025 to 30/06/2026 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	5/226-232 Nepean St GREENSBOROUGH 3088	\$765,262	12/07/2026
2	58 Lorimer St GREENSBOROUGH 3088	\$730,000	11/07/2026
3	1/11 Graeme Av MONTMORENCY 3094	\$801,000	18/05/2026

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: 21/07/2026 11:59



 3  1  1

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

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
Year ending June 2026: \$990,000

Comparable Properties

5/226-232 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$765,262
Method: Private Sale
Date: 12/07/2026
Rooms: 4
Property Type: Unit

58 Lorimer St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$730,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 329 sqm approx



1/11 Graeme Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  1

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

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