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	7 Tower Drive, Briar Hill Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,046,000 Property Type House Suburb Briar Hill

Period - From 01/01/2025 to 31/03/2025 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	29 Bonnie Doone St BRIAR HILL 3088	$1,420,000	11/02/2025
2	189 Mountain View Rd GREENSBOROUGH 3088	$1,460,000	14/12/2024
3	82 Fernside Av BRIAR HILL 3088	$1,500,000	20/11/2024

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: 20/06/2025 15:29

7 Tower Drive, Briar Hill Vic 3088



5 3 2

Property Type: House
Land Size: 805 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
March quarter 2025: $1,046,000

Comparable Properties



29 Bonnie Doone St BRIAR HILL 3088 (REI/VG)

4 2 3

Price: $1,420,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 791 sqm approx

Agent Comments



189 Mountain View Rd GREENSBOROUGH 3088 (REI/VG)

4 2 -

Price: $1,460,000
Method: Private Sale
Date: 14/12/2024
Property Type: House
Land Size: 1130 sqm approx

Agent Comments



82 Fernside Av BRIAR HILL 3088 (REI/VG)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 20/11/2024
Rooms: 8
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments

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

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