

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

4/25 Williams Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$993,500

Property Type Townhouse

Suburb Briar Hill

Period - From 04/07/2024

to

03/07/2025

Source Property Data

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	10b Lemon Tree La GREENSBOROUGH 3088	\$781,000	17/05/2025
2	174 Sherbourne Rd MONTMORENCY 3094	\$840,000	13/04/2025
3	1/67 Alexandra St GREENSBOROUGH 3088	\$890,000	09/04/2025

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:

04/07/2025 12:41



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties



10b Lemon Tree La GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 1

Price: \$781,000

Method: Private Sale

Date: 17/05/2025

Property Type: Townhouse (Single)



174 Sherbourne Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$840,000

Method: Auction Sale

Date: 13/04/2025

Property Type: House (Res)

Land Size: 371 sqm approx



1/67 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$890,000

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Single)

Land Size: 222 sqm approx