

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

3/31 Williams Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Briar Hill

Period - From 19/06/2024 to 18/06/2025 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	2/20 Sylvan St MONTMORENCY 3094	\$692,000	27/05/2025
2	1/86 Karingal Dr ELTHAM NORTH 3095	\$685,000	02/04/2025
3	2a Fernside Av BRIAR HILL 3088	\$715,000	14/01/2025

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: 19/06/2025 15:10

3/31 Williams Road, Briar Hill Vic 3088

**Jellis
Craig**

Dean Wolfe

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Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

19/06/2024 - 18/06/2025: \$715,000



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



2/20 Sylvan St MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$692,000

Method: Private Sale

Date: 27/05/2025

Property Type: Unit

Land Size: 144 sqm approx



1/86 Karingal Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

2 1 2

Price: \$685,000

Method: Private Sale

Date: 02/04/2025

Rooms: 4

Property Type: Unit

Land Size: 222 sqm approx



2a Fernside Av BRIAR HILL 3088 (VG)

Agent Comments

2 - -

Price: \$715,000

Method: Sale

Date: 14/01/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 94321444



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