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	20 Fernside Avenue, Briar Hill Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$920,000

Median sale price

Median price	\$1,020,000	Pro	perty Type	louse		Suburb	Briar Hill
Period - From	01/07/2024	to	30/06/2025	S	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

Address of comparable property		Price	Date of sale
1	5/202 Mountain View Rd BRIAR HILL 3088	\$912,000	03/06/2025
2	46 Looker Rd MONTMORENCY 3094	\$910,000	09/05/2025
3	27 Fernside Av BRIAR HILL 3088	\$900,000	27/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/07/2025 14:00
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Property Type: House Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$920,000 **Median House Price** Year ending June 2025: \$1,020,000

Comparable Properties



5/202 Mountain View Rd BRIAR HILL 3088 (REI)

Price: \$912,000 Method: Private Sale Date: 03/06/2025

Property Type: Townhouse (Single)

Agent Comments



46 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

Price: \$910,000 Method: Private Sale Date: 09/05/2025 Property Type: House Land Size: 570 sqm approx



27 Fernside Av BRIAR HILL 3088 (REI/VG)

Price: \$900,000 Method: Private Sale Date: 27/02/2025

Property Type: House (Res) Land Size: 352 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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