

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

18 Leach Street, Briar Hill Vic 3088

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$981,250

Property Type House

Suburb Briar Hill

Period - From 01/04/2025

to 31/03/2026

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	9 Crea Ct ST HELENA 3088	\$1,289,000	23/05/2026
2	32 Acheron Cr ELTHAM NORTH 3095	\$1,380,000	19/05/2026
3	65 Greenwood St BRIAR HILL 3088	\$1,275,000	14/04/2026

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:

27/05/2026 13:27

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 5  2  5

Property Type: House
Land Size: 952 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000
Median House Price
Year ending March 2026: \$981,250

Comparable Properties



9 Crea Ct ST HELENA 3088 (REI)

[Agent Comments](#)

 5  2  4

Price: \$1,289,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 784 sqm approx



32 Acheron Cr ELTHAM NORTH 3095 (REI)

[Agent Comments](#)

 5  2  2

Price: \$1,380,000
Method: Private Sale
Date: 19/05/2026
Property Type: House (Res)
Land Size: 782 sqm approx



65 Greenwood St BRIAR HILL 3088 (REI)

[Agent Comments](#)

 5  3  2

Price: \$1,275,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)
Land Size: 858 sqm approx

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