

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

2/6 Glendale Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$990,000

&

\$1,065,000

Median sale price

Median price \$735,500

Property Type Unit

Suburb Briar Hill

Period - From 01/07/2024

to 30/06/2025

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	43a Lorimer St GREENSBOROUGH 3088	\$1,000,000	03/05/2025
2	1/9 Graeme Av MONTMORENCY 3094	\$960,000	24/04/2025
3	1/8 Essex St BRIAR HILL 3088	\$1,065,000	23/03/2025

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:

14/07/2025 11:45

2/6 Glendale Road, Briar Hill Vic 3088

**Jellis
Craig**

Luke Coventry
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Indicative Selling Price

\$990,000 - \$1,065,000

Median Unit Price

Year ending June 2025: \$735,500



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



43a Lorimer St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House (Res)

Land Size: 476 sqm approx



1/9 Graeme Av MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 24/04/2025

Property Type: Unit

Land Size: 251 sqm approx

1/8 Essex St BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$1,065,000

Method: Private Sale

Date: 23/03/2025

Rooms: 4

Property Type: House (Res)

Land Size: 432 sqm approx

Account - Jellis Craig | P: 03 94321444



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