

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

1/12 Springfield Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Briar Hill

Period - From 11/08/2024

to

10/08/2025

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	1/20 Porter St BRIAR HILL 3088	\$970,000	27/06/2025
2	1/8 Essex St BRIAR HILL 3088	\$1,065,000	23/03/2025
3			

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:

11/08/2025 11:27

 4  2  2

Property Type:
Land Size: 480 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median Unit Price
11/08/2024 - 10/08/2025: \$715,000

Comparable Properties



1/20 Porter St BRIAR HILL 3088 (REI)

Agent Comments

 4  1  2

Price: \$970,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 523 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

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.