

# 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

147 Mountain View Road, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$997,500 Property Type House Suburb Briar Hill

Period - From 01/04/2024 to 31/03/2025 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	52 Leach St BRIAR HILL 3088	\$810,000	24/05/2025
2	151 Mountain View Rd BRIAR HILL 3088	\$830,000	16/05/2025
3	14 Stowe Av GREENSBOROUGH 3088	\$825,000	24/12/2024

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:

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

Year ending March 2025: \$997,500



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 717 sqm approx  
**Agent Comments**

## Comparable Properties



**52 Leach St BRIAR HILL 3088 (REI)**

**Agent Comments**



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 24/05/2025  
**Property Type:** House

**151 Mountain View Rd BRIAR HILL 3088 (REI)**

**Agent Comments**



**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 16/05/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 968 sqm approx

**14 Stowe Av GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**



**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 24/12/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx

**Account - Jellis Craig | P: 03 94321444**



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