

# 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

1/2 Gladstone Road, Briar Hill VIC 3088

### Indicative selling price

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

Range between

\$670,000

&

\$720,000

### Median sale price

Median price

\$995,500

Property Type

Unit

Suburb

Briar Hill

Period - From

28/02/2026

to

27/08/2026

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property            | Price     | Date of sale |
|-------------------------------------------|-----------|--------------|
| 4/129 Mountain View Road, Briar Hill 3088 | \$762,000 | 03/05/2026   |
| 2/12 St Helena Road, Greensborough 3088   | \$740,000 | 04/03/2026   |
| 2/187 Elder Street, Greensborough 3088    | \$688,500 | 25/07/2026   |

This Statement of Information was prepared on:

28/08/2026