

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

1/6 Gladstone Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Briar Hill

Period - From 01/07/2025 to 30/06/2026 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	2/187 Elder St GREENSBOROUGH 3088	\$688,500	25/07/2026
2	4/139 Old Para Ct MONTMORENCY 3094	\$620,000	21/07/2026
3	3/31 Paterson Cr GREENSBOROUGH 3088	\$625,000	01/07/2026

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:

27/08/2026 14:41



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2026: \$835,000

Comparable Properties



2/187 Elder St GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$688,500

Method: Private Sale

Date: 25/07/2026

Property Type: Unit



4/139 Old Para Ct MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 21/07/2026

Property Type: Unit

Land Size: 113 sqm approx



3/31 Paterson Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 01/07/2026

Property Type: Unit

Land Size: 263 sqm approx

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