

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

10 Lorraine Drive, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,012,500

Property Type House

Suburb Briar Hill

Period - From 01/01/2026

to

31/03/2026

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	6 Beaconsfield Rd BRIAR HILL 3088	\$1,110,000	16/05/2026
2	8 Solway Ct ST HELENA 3088	\$1,035,000	03/03/2026
3	7 Simmons Ct GREENSBOROUGH 3088	\$990,000	18/02/2026

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:

04/06/2026 10:28



3
 1
 2

Rooms: 4

Property Type: House (Res)

Land Size: 1139 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2026: \$1,012,500

Comparable Properties



6 Beaconsfield Rd BRIAR HILL 3088 (REI)

[Agent Comments](#)

3
 1
 1

Price: \$1,110,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 1012 sqm approx



8 Solway Ct ST HELENA 3088 (REI)

[Agent Comments](#)

3
 2
 2

Price: \$1,035,000

Method: Private Sale

Date: 03/03/2026

Rooms: 7

Property Type: House (Res)

Land Size: 995 sqm approx



7 Simmons Ct GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)

3
 1
 2

Price: \$990,000

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 869.10 sqm approx

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