

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

15 Pine Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,130,000

&

\$1,230,000

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	25 Alban St MONTMORENCY 3094	\$1,180,000	19/05/2026
2	6 Kylie PI MONTMORENCY 3094	\$1,155,000	04/02/2026
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:

29/06/2026 10:59

Alex Flannagan
03 9432 1444
0425 239 865

alexflannagan@jellisrcraig.com.au

Indicative Selling Price

\$1,130,000 - \$1,230,000

Median House Price

March quarter 2026: \$1,012,500



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 923 sqm approx
Agent Comments

Comparable Properties



25 Alban St MONTMORENCY 3094 (REI)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 903 sqm approx

6 Kylie Pl MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 1

Price: \$1,155,000
Method: Private Sale
Date: 04/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 875 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.