

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

180 Mountain View Road, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$986,500

Property Type

House

Suburb

Briar Hill

Period - From

23/04/2025

to

22/04/2026

Source

Property Data

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	29 Louis St GREENSBOROUGH 3088	\$810,000	17/04/2026
2	113 Nepean St GREENSBOROUGH 3088	\$790,000	29/01/2026
3	12 Mine St GREENSBOROUGH 3088	\$820,000	18/01/2026

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:

23/04/2026 14:02

Trent Grindal
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Indicative Selling Price

\$770,000 - \$830,000

Median House Price

23/04/2025 - 22/04/2026: \$986,500



3 1 2

Property Type: House

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



29 Louis St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

Price: \$810,000

Method: Private Sale

Date: 17/04/2026

Property Type: House

Land Size: 731 sqm approx

113 Nepean St GREENSBOROUGH 3088 (VG)

Agent Comments

3 - -

Price: \$790,000

Method: Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 559 sqm approx



12 Mine St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 -

Price: \$820,000

Method: Private Sale

Date: 18/01/2026

Property Type: House

Land Size: 770 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192