

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

20a Wembley Close, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,275,000

&

\$1,375,000

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	1/3 Bird St ELTHAM 3095	\$1,300,000	20/05/2026
2	4 Mcfarlane St MONTMORENCY 3094	\$1,345,000	07/04/2026
3	2/9 Meadow Cr MONTMORENCY 3094	\$1,205,000	06/02/2026

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:

26/06/2026 11:45

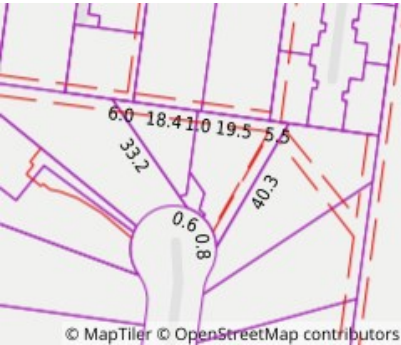
Luke Coventry
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lukecoventry@jellisrcraig.com.au

Indicative Selling Price

\$1,275,000 - \$1,375,000

Median House Price

March quarter 2026: \$1,012,500



Property Type:
Agent Comments

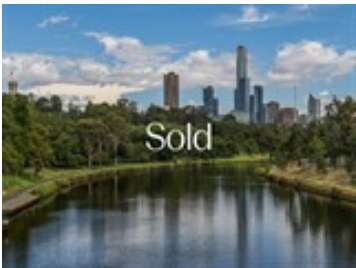
Comparable Properties

1/3 Bird St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 20/05/2026
Rooms: 5
Property Type: House (Res)



4 Mcfarlane St MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,345,000
Method: Private Sale
Date: 07/04/2026
Property Type: House



2/9 Meadow Cr MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,205,000
Method: Private Sale
Date: 06/02/2026
Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Account - Jellis Craig | P: 03 94321444



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