

# 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

24 Gladstone Road, Briar Hill Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000

&

\$1,500,000

### 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 | 279 Elder St GREENSBOROUGH 3088 | \$1,425,000 | 29/05/2026   |
| 2 | 11 Covala Ct ST HELENA 3088     | \$1,500,000 | 14/05/2026   |
| 3 | 1 Gleneagle Way ELTHAM 3095     | \$1,413,000 | 28/01/2026   |

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:

01/07/2026 13:51

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**Indicative Selling Price**

\$1,390,000 - \$1,500,000

**Median House Price**

March quarter 2026: \$1,012,500



4 2 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1060 sqm approx  
**Agent Comments**

## Comparable Properties



**279 Elder St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 29/05/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



**11 Covala Ct ST HELENA 3088 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 14/05/2026  
**Property Type:** House  
**Land Size:** 788 sqm approx



**1 Gleneagle Way ELTHAM 3095 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,413,000  
**Method:** Private Sale  
**Date:** 28/01/2026  
**Property Type:** House  
**Land Size:** 993 sqm approx

**Account - Jellis Craig | P: 03 94321444**