

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

29 Beaconsfield Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,032,500

Property Type House

Suburb Briar Hill

Period - From 10/09/2025

to

09/09/2026

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	5 Alma St LOWER PLENTY 3093	\$1,005,000	25/08/2026
2	10 Albion Cr GREENSBOROUGH 3088	\$950,000	05/08/2026
3	4 Tallaroon Ct GREENSBOROUGH 3088	\$1,010,000	01/06/2026

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:

10/09/2026 13:53

Alex Flannagan

03 9432 1444

0425 239 865

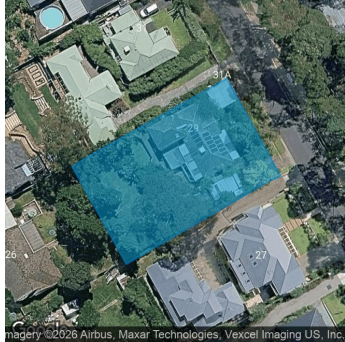
alexflannagan@jelliscraig.com.au

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

10/09/2025 - 09/09/2026: \$1,032,500



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 1014 sqm approx

Agent Comments

Comparable Properties



5 Alma St LOWER PLENTY 3093 (REI)

Agent Comments

 3  2  2

Price: \$1,005,000

Method: Private Sale

Date: 25/08/2026

Property Type: House

Land Size: 808 sqm approx



10 Albion Cr GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$950,000

Method: Private Sale

Date: 05/08/2026

Property Type: House

Land Size: 1309 sqm approx



4 Tallaroon Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,010,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 865 sqm approx

Account - Jellis Craig | P: 03 94321444