

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

3/16 Railway 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 \$835,000

Property Type Unit

Suburb Briar Hill

Period - From 01/07/2025

to

30/06/2026

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	4/14 Kett St LOWER PLENTY 3093	\$825,000	08/06/2026
2	2/64 Rattray Rd MONTMORENCY 3094	\$815,000	23/05/2026
3	1/22 Rattray Rd MONTMORENCY 3094	\$750,000	22/05/2026

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:

06/07/2026 12:40



2 2 1

Rooms: 5

Property Type: Unit

Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

Year ending June 2026: \$835,000

Comparable Properties



4/14 Kett St LOWER PLENTY 3093 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Private Sale

Date: 08/06/2026

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



2/64 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$815,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit

Land Size: 310 sqm approx



1/22 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 22/05/2026

Property Type: Townhouse (Single)

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