

# 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

3/9 Springfield Street, 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

\$1,380,000

&

\$1,480,000

### Median sale price

Median price

\$912,000

Property Type

Townhouse

Suburb

Briar Hill

Period - From

30/04/2025

to

29/04/2026

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 | 2/7 Springfield St BRIAR HILL 3088 | \$1,480,000 | 21/03/2026   |
| 2 | 3/7 Springfield St BRIAR HILL 3088 | \$1,480,000 | 14/03/2026   |
| 3 | 1/7 Springfield St BRIAR HILL 3088 | \$1,487,000 | 22/12/2025   |

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:

30/04/2026 09:35



 4  2  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,380,000 - \$1,480,000

**Median Townhouse Price**

30/04/2025 - 29/04/2026: \$912,000

## Comparable Properties



**2/7 Springfield St BRIAR HILL 3088 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 21/03/2026

**Property Type:** House



**3/7 Springfield St BRIAR HILL 3088 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 14/03/2026

**Property Type:** Townhouse (Single)



**1/7 Springfield St BRIAR HILL 3088 (VG)**

Agent Comments

 4  -  -

**Price:** \$1,487,000

**Method:** Sale

**Date:** 22/12/2025

**Property Type:** Flat/Unit/Apartment (Res)

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



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