

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

5/2 Fernside Avenue, Briar Hill Vic 3088

Indicative selling price

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

Range between

\$700,000

&

\$750,000

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	2/16 Starling St MONTMORENCY 3094	\$725,000	03/09/2026
2	17 Piccadilly CI GREENSBOROUGH 3088	\$726,000	18/07/2026
3	4/177 Mountain View Rd GREENSBOROUGH 3088	\$729,000	16/06/2026

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:

03/09/2026 13:42



2 1 1

Property Type: Unit

Land Size: 243 sqm approx

Agent Comments

Comparable Properties



2/16 Starling St MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Private Sale

Date: 03/09/2026

Property Type: Unit

Land Size: 165 sqm approx



17 Piccadilly CI GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$726,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 192 sqm approx



4/177 Mountain View Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$729,000

Method: Private Sale

Date: 16/06/2026

Property Type: Unit