

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

6&7/2 Gladstone Road, Briar Hill VIC 3088

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$875,025

Property Type

Unit

Suburb

Briar Hill

Period - From

29/10/2025

to

28/04/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
45 Warwick Road, Greensborough VIC 3088	\$755,000	18/02/2026
3/192 Sherbourne Road, Montmorency VIC 3094	\$763,500	03/11/2025
2/7 Graeme Avenue, Montmorency VIC 3094	\$737,000	23/03/2026

This Statement of Information was prepared on:

29/04/2026