

# 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

125 Fernside Avenue, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$986,000 Property Type House Suburb Briar Hill

Period - From 23/02/2025 to 22/02/2026 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	11 Outlook Cr BRIAR HILL 3088	\$1,120,000	16/02/2026
2	1 Angus Ct ELTHAM NORTH 3095	\$1,080,000	16/10/2025
3	16 Woodland Gr MONTMORENCY 3094	\$1,231,000	18/09/2025

**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:

23/02/2026 14:44

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

23/02/2025 - 22/02/2026: \$986,000



3   2   1

**Property Type:** House (Res)

**Land Size:** 795 sqm approx

Agent Comments

## Comparable Properties



**11 Outlook Cr BRIAR HILL 3088 (REI)**

Agent Comments

3   1   3

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 16/02/2026

**Property Type:** House

**Land Size:** 789 sqm approx



**1 Angus Ct ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**16 Woodland Gr MONTMORENCY 3094 (REI/VG)**

Agent Comments

3   2   3

**Price:** \$1,231,000

**Method:** Private Sale

**Date:** 18/09/2025

**Property Type:** House

**Land Size:** 796 sqm approx

Account - Jellis Craig | P: 03 94321444