

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

18 Leach Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$981,750 Property Type House Suburb Briar Hill

Period - From 01/01/2025 to 31/12/2025 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	6 Oonah CI ELTHAM NORTH 3095	\$1,681,000	21/01/2026
2	22 Nokes Ct MONTMORENCY 3094	\$1,835,000	07/12/2025
3	24 Heacham Rd ELTHAM NORTH 3095	\$1,745,000	20/09/2025

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:

17/03/2026 17:35

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending December 2025: \$981,750

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 975 sqm approx

Agent Comments

Comparable Properties

**6 Oonah CI ELTHAM NORTH 3095 (REI)**

Agent Comments

**Price:** \$1,681,000**Method:** Private Sale**Date:** 21/01/2026**Property Type:** House**Land Size:** 910 sqm approx**22 Nokes Ct MONTMORENCY 3094 (REI/VG)**

Agent Comments

**Price:** \$1,835,000**Method:** Private Sale**Date:** 07/12/2025**Rooms:** 8**Property Type:** House (Res)**Land Size:** 1216 sqm approx**24 Heacham Rd ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

**Price:** \$1,745,000**Method:** Private Sale**Date:** 20/09/2025**Rooms:** 6**Property Type:** House (Res)**Land Size:** 1224 sqm approx

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