

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

21 Hyacinth Street, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$996,000 Property Type House Suburb Briar Hill

Period - From 01/10/2025 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 | 34 Hume St GREENSBOROUGH 3088 | \$1,600,000 | 28/02/2026 |
| 2 | 37 Fricker Av GREENSBOROUGH 3088 | \$1,530,000 | 13/11/2025 |
| 3 | 11a Guymer Ct MONTMORENCY 3094 | \$1,562,000 | 26/09/2025 |

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: 05/03/2026 10:37

Pina Kara
9431 1222
0415 911 437
pinakara@jelliscraig.com.au



Rooms: 10
Property Type: House
Land Size: 794 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2025: \$996,000

Comparable Properties



34 Hume St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 557 sqm approx



37 Fricker Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Private Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 646 sqm approx



11a Guymer Ct MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$1,562,000
Method: Private Sale
Date: 26/09/2025
Property Type: House
Land Size: 553 sqm approx

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