

# 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

11 Campbell Road, 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 \$850,000 & \$900,000

### 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	2/33 Williams Rd BRIAR HILL 3088	\$855,000	12/03/2026
2	14 Baldwin Av MONTMORENCY 3094	\$859,000	04/11/2025
3	2/7 Campbell Rd BRIAR HILL 3088	\$875,000	20/10/2025

**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:

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**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

December quarter 2025: \$996,000



**Property Type:** House (Res)

**Land Size:** 422 sqm approx

Agent Comments

## Comparable Properties



**2/33 Williams Rd BRIAR HILL 3088 (REI)**

Agent Comments



**Price:** \$855,000

**Method:** Sold Before Auction

**Date:** 12/03/2026

**Property Type:** House (Res)



**14 Baldwin Av MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$859,000

**Method:** Private Sale

**Date:** 04/11/2025

**Property Type:** House

**Land Size:** 296 sqm approx



**2/7 Campbell Rd BRIAR HILL 3088 (REI/VG)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 20/10/2025

**Rooms:** 5

**Property Type:** Unit

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