

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 Beaconsfield Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$930,000 & \$990,000

Median sale price

Median price \$981,250 Property Type House Suburb Briar Hill

Period - From 01/04/2025 to 31/03/2026 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 | 7 Simmons Ct GREENSBOROUGH 3088 | \$990,000 | 18/02/2026 |
| 2 | 24 Williams Rd BRIAR HILL 3088 | \$966,500 | 01/12/2025 |
| 3 | 54-56 Leach St BRIAR HILL 3088 | \$987,000 | 24/11/2025 |

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: 16/04/2026 12:12

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Indicative Selling Price

\$930,000 - \$990,000

Median House Price

Year ending March 2026: \$981,250



Property Type: House (Previously Occupied - Detached)

Land Size: 1017 sqm approx

Agent Comments

Comparable Properties



7 Simmons Ct GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 869.10 sqm approx

24 Williams Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$966,500

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 1016 sqm approx



54-56 Leach St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$987,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 1004 sqm approx

Account - Jellis Craig | P: 03 94321444



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