

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 4/129 Mountain View Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Briar Hill

Period - From 19/02/2025 to 18/02/2026 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	3/9 Davey Rd MONTMORENCY 3094	\$725,000	16/01/2026
2	1/70a Para Rd MONTMORENCY 3094	\$701,050	21/11/2025
3	3/117 Mountain View Rd BRIAR HILL 3088	\$711,000	13/09/2025

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: 19/02/2026 15:07

4/129 Mountain View Road, Briar Hill Vic 3088

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jellisrcraig.com.au



 2  2  1

Property Type: Townhouse
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
19/02/2025 - 18/02/2026: \$765,000

Comparable Properties



3/9 Davey Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

 2  1  1

Price: \$725,000
Method: Private Sale
Date: 16/01/2026
Property Type: Unit
Land Size: 122 sqm approx



1/70a Para Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

 2  1  1

Price: \$701,050
Method: Private Sale
Date: 21/11/2025
Property Type: Unit



3/117 Mountain View Rd BRIAR HILL 3088 (REI)

[Agent Comments](#)

 2  1  1

Price: \$711,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit
Land Size: 169 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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