

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

2/32 Railway Road, Briar Hill VIC 3088

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$795,000

Property Type

Other

Suburb

Briar Hill

Period - From

18/08/2025

to

17/02/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
20 Scotland Avenue, Greensborough VIC 3088	\$1,060,000	14/02/2026
1/91 Hailes Street, Greensborough VIC 3088	\$1,100,000	22/12/2025
3/20 Willis Street, Greensborough VIC 3088	\$995,000	22/01/2026

This Statement of Information was prepared on:

18/02/2026