

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

2/33 Williams Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$987,000 Property Type House Suburb Briar Hill

Period - From 09/02/2025 to 08/02/2026 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	3/11 Warwick Rd GREENSBOROUGH 3088	\$831,000	27/11/2025
2	2/4 Box Rd BRIAR HILL 3088	\$795,000	21/10/2025
3	1/6 Law St BRIAR HILL 3088	\$830,000	13/10/2025

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: 09/02/2026 11:17

Daniel Cobern
03 9432 1444
0432 501 099

danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$770,000 - \$830,000

Median House Price

09/02/2025 - 08/02/2026: \$987,000



3 2 1

Rooms: 4

Property Type: Unit

Land Size: 332 sqm approx

Agent Comments

Comparable Properties



3/11 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$831,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit



2/4 Box Rd BRIAR HILL 3088 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$795,000

Method: Auction Sale

Date: 21/10/2025

Property Type: House (Res)

Land Size: 449 sqm approx



1/6 Law St BRIAR HILL 3088 (VG)

[Agent Comments](#)

3 - -

Price: \$830,000

Method: Sale

Date: 13/10/2025

Property Type: House (Res)

Land Size: 287 sqm approx

Account - Jellis Craig | P: 03 94321444