

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

1/46 Beaconsfield Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$975,000 & \$1,050,000

Median sale price

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

Period - From 29/01/2025 to 28/01/2026 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	1/57 Warwick Rd GREENSBOROUGH 3088	\$990,000	11/10/2025
2	142 Mountain View Rd BRIAR HILL 3088	\$1,005,000	07/10/2025
3	2/6 Glendale Rd BRIAR HILL 3088	\$1,035,000	13/08/2025

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:

29/01/2026 15:22

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Indicative Selling Price

\$975,000 - \$1,050,000

Median House Price

29/01/2025 - 28/01/2026: \$987,000



3 1 2

Rooms: 4

Property Type: House

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



1/57 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 352 sqm approx



142 Mountain View Rd BRIAR HILL 3088 (REI)

Agent Comments

3 1 2

Price: \$1,005,000

Method: Private Sale

Date: 07/10/2025

Property Type: House

Land Size: 694 sqm approx



2/6 Glendale Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$1,035,000

Method: Private Sale

Date: 13/08/2025

Property Type: Unit

Account - Jellis Craig | P: 03 94321444