

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 2/142 St Helena Road, Briar Hill Vic 3088

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,012,500 Property Type House Suburb Briar Hill

Period - From 01/01/2026 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	18 Goonyah Ct GREENSBOROUGH 3088	\$1,135,000	04/05/2026
2	17-19 Carnon St GREENSBOROUGH 3088	\$1,120,000	23/04/2026
3	56 Avandina Cr GREENSBOROUGH 3088	\$1,100,000	01/12/2025

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: 20/05/2026 14:04

2/142 St Helena Road, Briar Hill Vic 3088



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2026: \$1,012,500

Comparable Properties



18 Goonyah Ct GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,135,000
Method: Private Sale
Date: 04/05/2026
Property Type: House
Land Size: 637 sqm approx



17-19 Carnon St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,120,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 2048 sqm approx



56 Avandina Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 536 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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