

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

6 DEDRICK GROVE BRAYBROOK VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

9 TRELOAR CRESCENT BRAYBROOK VIC 3019	\$656,000	24-Apr-19
65 LILY STREET BRAYBROOK VIC 3019	\$675,000	28-Apr-26
7 TRELOAR COURT BRAYBROOK VIC 3019	\$700,000	16-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 09 July 2026

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**9 TRELOAR CRESCENT
BRAYBROOK VIC 3019**

 3  1  2

Sold Price

\$656,000

Sold Date

24-Apr-19

Distance

0.23km



**65 LILY STREET BRAYBROOK VIC
3019**

 3  1  2

Sold Price

\$675,000

Sold Date

28-Apr-26

Distance

0.11km



**7 TRELOAR COURT BRAYBROOK
VIC 3019**

 3  1  1

Sold Price

\$700,000

Sold Date

16-Jan-26

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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