

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

9 Treloar Crescent, Braybrook Vic 3019

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

Braybrook

Period - From

29/04/2025

to

28/04/2026

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	18 Ravenhall St BRAYBROOK 3019	\$740,000	28/03/2026
2	4 Ravenhall St BRAYBROOK 3019	\$702,000	20/02/2026
3	7 Treloar Ct BRAYBROOK 3019	\$700,000	16/01/2026

OR

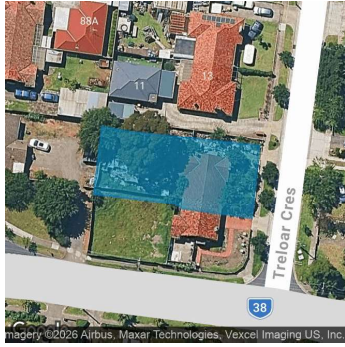
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/04/2026 19:31

9 Treloar Crescent, Braybrook Vic 3019

Tony Gerace
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Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median House Price
29/04/2025 - 28/04/2026: \$780,000

Comparable Properties



18 Ravenhall St BRAYBROOK 3019 (REI/VG)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 548 sqm approx



4 Ravenhall St BRAYBROOK 3019 (REI/VG)

Agent Comments



Price: \$702,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 667 sqm approx



7 Treloar Ct BRAYBROOK 3019 (VG)

Agent Comments



land 570m2 -

Price: \$700,000
Method: Sale
Date: 16/01/2026
Property Type: House (Res)
Land Size: 417 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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