

# 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

13 Lawn Crescent, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$791,500

Property Type

House

Suburb

Braybrook

Period - From

01/10/2024

to

31/12/2024

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	13a Johnson St AVONDALE HEIGHTS 3034	\$1,150,000	26/03/2025
2	27 Rhonda St AVONDALE HEIGHTS 3034	\$1,103,000	20/03/2025
3	1 Stores Ct BRAYBROOK 3019	\$1,105,000	07/12/2024

**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:

27/03/2025 09:37



4 3 5

**Property Type:**  
**Land Size:** 656 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2024: \$791,500

Comparable Properties



13a Johnson St AVONDALE HEIGHTS 3034 (REI)

[Agent Comments](#)

4 3 1

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** Townhouse (Single)



27 Rhonda St AVONDALE HEIGHTS 3034 (REI)

[Agent Comments](#)

4 2 3

**Price:** \$1,103,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2025  
**Property Type:** House (Res)



1 Stores Ct BRAYBROOK 3019 (REI/VG)

[Agent Comments](#)

4 3 2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 414 sqm approx