

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

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