

## 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

2/26 HANCOCK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

4/14 RILEY COURT BRAYBROOK VIC 3019	\$620,000	09-Sep-24
1/4 ORANGE STREET BRAYBROOK VIC 3019	\$610,000	-
3/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	-	-

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: 28 April 2025



**4/14 RILEY COURT BRAYBROOK  
VIC 3019**

Sold Price **\$620,000** Sold Date **09-Sep-24**

3 1 2

Distance **0.85km**



**1/4 ORANGE STREET BRAYBROOK  
VIC 3019**

Sold Price **\$610,000** Sold Date **-**

2 1 1

Distance **0.52km**



**3/37 HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**

Sold Price **-** Sold Date **-**

2 1 1

Distance **0.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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