

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |   |
|---|---|
| Address<br>Including suburb and<br>postcode | 66 Teague Crescent, Braybrook, VIC 3019 |
|---|---|

### Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$660,000 | & | \$685,000 |
|-------------|-----------|---|-----------|

### Median sale price

|               |            |               |            |        |                  |
|---------------|------------|---------------|------------|--------|------------------|
| Median price  | \$670,000  | Property Type | Townhouse  | Suburb | Braybrook (3019) |
| Period - From | 01/08/2024 | to            | 31/07/2025 | Source | REA              |

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--|-----------|--------------|
| 25 COLE STREET, BRAYBROOK VIC 3019     | \$678,000 | 07/08/2025   |
| 82 ROYAL ROAD, BRAYBROOK VIC 3019      | \$672,500 | 02/05/2025   |
| 2/38A MELON STREET, BRAYBROOK VIC 3019 | \$685,000 | 31/03/2025   |

This Statement of Information was prepared on: 12/08/2025