

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

5/144 CHURCHILL AVENUE BRAYBROOK VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

1/34 TRELOAR CRESCENT BRAYBROOK VIC 3019	\$562,500	13-Nov-25
1/20 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$569,000	17-Dec-25
3/100 HERTFORD ROAD SUNSHINE VIC 3020	\$565,000	11-Nov-25

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: 20 March 2026

Natalie Gallenti
M 0412506124
E ngallenti@barryplant.com.au



**1/34 TRELOAR CRESCENT
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$562,500** Sold Date **13-Nov-25**

Distance **0.49km**



**1/20 HANCOCK CRESCENT
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$569,000** Sold Date **17-Dec-25**

Distance **0.56km**



**3/100 HERTFORD ROAD SUNSHINE
VIC 3020**

 2  1  1

Sold Price **\$565,000** Sold Date **11-Nov-25**

Distance **0.96km**

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

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