

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

1/6 RAVENHALL STREET 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jan 2025

to

31 Dec 2025

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

2 TRELOAR COURT BRAYBROOK VIC 3019	\$640,000	19-Jul-25
30 TRELOAR CRESCENT BRAYBROOK VIC 3019	\$692,500	15-Jul-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: 12 January 2026

Victor Hsu
M 0421 593 463
E vhsu@barryplant.com.au



2 TRELOAR COURT BRAYBROOK VIC 3019

 3  1  1

Sold Price **\$640,000** Sold Date **19-Jul-25**

Distance **0.05km**



30 TRELOAR CRESCENT BRAYBROOK VIC 3019

 3  1  1

Sold Price **\$692,500** Sold Date **15-Jul-25**

Distance **0.24km**

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

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