

## 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  
Including suburb and  
postcode 24 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

\$790,000

&

\$830,000

### Median sale price

Median price

\$900,000

Property Type

Townhouse

Suburb

Braybrook (3019)

Period - From

01/04/2025

to

01/03/2026

Source

REA

### Comparable property sales

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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 |
|--|-----------|--------------|
| 98 Darnley Street, Braybrook, Vic 3019 | \$830,000 | 08/11/2025   |
| 71A South Road, Braybrook, Vic 3019    | \$830,000 | 30/10/2025   |
| 43 COLE STREET, BRAYBROOK VIC 3019     | \$830,000 | 23/01/2026   |

This Statement of Information was prepared on: 05/05/2026