

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

9A Hargreaves Crescent, Braybrook Vic 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,175,000

Median sale price

Median price

\$672,000

Property Type

Townhouse

Suburb

Braybrook

Period - From

16/09/2024

to

15/09/2025

Source

Property Data

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 six 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	20b Balcombe St SUNSHINE NORTH 3020	\$1,198,888	01/09/2025
2	2/32 Cathcart St MAIDSTONE 3012	\$1,140,000	26/07/2025
3	33 Joy St BRAYBROOK 3019	\$1,125,000	18/05/2025

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 six months.~~

This Statement of Information was prepared on:

16/09/2025 16:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,175,000
Median Townhouse Price
16/09/2024 - 15/09/2025: \$672,000

Comparable Properties



20b Balcombe St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$1,198,888
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 331 sqm approx



2/32 Cathcart St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$1,140,000
Method: Auction Sale
Date: 26/07/2025
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 221 sqm approx



33 Joy St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 18/05/2025
Property Type: House
Land Size: 608 sqm approx

Account - Biggin & Scott | P: 03 9317 5577



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