

STATEMENT OF INFORMATION

233 BRAINES LANE, MEADOW CREEK, VIC 3678

PREPARED BY CONNOR TAIT, TAIT REAL ESTATE & CO, PHONE: 0493674245

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



233 BRAINES LANE, MEADOW CREEK, VIC 🏠 4 🚗 1 🚗 4

Indicative Selling Price

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

Single Price: **\$1,650,000**

Provided by: Connor Tait, Tait Real Estate & Co

MEDIAN SALE PRICE



MEADOW CREEK, VIC, 3678

Suburb Median Sale Price (House)

01 October 2024 to 30 September 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



135 MORRIS LANE, MARKWOOD, VIC 3678 🏠 2 🚗 1 🚗 2

Sale Price

\$1,600,000

Sale Date: 13/03/2025

Distance from Property: 12km



363 BORALMA-TARRAWINGEE RD, 🏠 3 🚗 1 🚗 3

Sale Price

***\$1,620,000**

Sale Date: 03/10/2025

Distance from Property: 24km



82 PETTIFERS RD, EDI UPPER, VIC 3678 🏠 - 🚗 - 🚗 -

Sale Price

\$1,500,000

Sale Date: 04/11/2024

Distance from Property: 14km



This report has been compiled on 10/11/2025 by Tait Real Estate & Co. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

233 BRAINES LANE, MEADOW CREEK, VIC 3678

Indicative selling price

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

Single Price:

\$1,650,000

Median sale price

Median price

Property type

House

Suburb

MEADOW CREEK

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
135 MORRIS LANE, MARKWOOD, VIC 3678	\$1,600,000	13/03/2025
363 BORALMA-TARRAWINGEE RD, LONDRIGAN, VIC 3678	*\$1,620,000	03/10/2025
82 PETTIFERS RD, EDI UPPER, VIC 3678	\$1,500,000	04/11/2024

This Statement of Information was prepared on:

10/11/2025