

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

1/20 MELROSE 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

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 May 2025

to

30 Apr 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

3/2 KINGSFORD STREET BRAYBROOK VIC 3019	\$670,000	24-Feb-26
19 MARNOO STREET BRAYBROOK VIC 3019	\$745,000	04-Feb-26
1 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$695,000	17-Dec-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: 06 May 2026


**3/2 KINGSFORD STREET
BRAYBROOK VIC 3019**
 2
  2
  1

 Sold Price **\$670,000** Sold Date **24-Feb-26**

 Distance **0.37km**

**19 MARNOO STREET BRAYBROOK
VIC 3019**
 4
  2
  1

 Sold Price **\$745,000** Sold Date **04-Feb-26**

 Distance **0.63km**

**1 HANCOCK CRESCENT
BRAYBROOK VIC 3019**
 2
  2
  1

 Sold Price ^{RS} **\$695,000** Sold Date **17-Dec-25**

 Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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