

# 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

13 Elizabeth Street, Braybrook Vic 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$745,000

Property Type House

Suburb Braybrook

Period - From 01/04/2024

to 31/03/2025

Source REIV

### 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	7 Stores Ct BRAYBROOK 3019	\$1,310,000	12/04/2025
2	4 Winston St MAIDSTONE 3012	\$950,000	12/04/2025
3	2 Greig St SUNSHINE 3020	\$1,008,888	29/03/2025

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:

13/04/2025 12:43



2   1   2

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending March 2025: \$745,000

## Comparable Properties



**7 Stores Ct BRAYBROOK 3019 (REI)**

Agent Comments

5   3   2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)

**Land Size:** 414 sqm approx



**4 Winston St MAIDSTONE 3012 (REI)**

Agent Comments

4   1   2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House

**Land Size:** 658 sqm approx



**2 Greig St SUNSHINE 3020 (REI)**

Agent Comments

4   2   2

**Price:** \$1,008,888

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 599 sqm approx