

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

1/158 DUKE 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2025

to

30 Jun 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

1/28 TRELOAR CRESCENT BRAYBROOK VIC 3019	\$505,000	11-May-26
10 BARRIE COURT BRAYBROOK VIC 3019	\$530,000	29-Jun-26
1/147 DURHAM ROAD SUNSHINE VIC 3020	\$565,000	08-Nov-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: 23 July 2026

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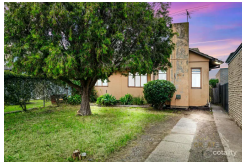


1/28 TRELOAR CRESCENT BRAYBROOK VIC 3019

3 1 -

Sold Price **\$505,000** Sold Date **11-May-26**

Distance **0.57km**



10 BARRIE COURT BRAYBROOK VIC 3019

3 1 1

Sold Price ^{RS} **\$530,000** Sold Date **29-Jun-26**

Distance **0.82km**



1/147 DURHAM ROAD SUNSHINE VIC 3020

3 2 1

Sold Price **\$565,000** Sold Date **08-Nov-25**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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