

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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

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

1/62-64 DARNLEY STREET BRAYBROOK VIC 3019	\$630,000	11-Mar-26
2/32 MARNOO STREET BRAYBROOK VIC 3019	\$622,000	10-Jan-26
24 SHEPHERD STREET BRAYBROOK VIC 3019	\$610,000	28-Jan-26

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 July 2026


**1/62-64 DARNLEY STREET
BRAYBROOK VIC 3019**

 3
  1
  2

Sold Price **\$630,000** Sold Date **11-Mar-26**

Distance **0.29km**


**2/32 MARNOO STREET
BRAYBROOK VIC 3019**

 2
  1
  1

Sold Price **\$622,000** Sold Date **10-Jan-26**

Distance **0.49km**


**24 SHEPHERD STREET
BRAYBROOK VIC 3019**

 2
  1
  1

Sold Price **\$610,000** Sold Date **28-Jan-26**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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