

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

118/251 BALLARAT ROAD 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$400,000	07-Sep-25
110/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$350,000	18-Sep-24
111/251 BALLARAT ROAD BRAYBROOK VIC 3019	\$345,000	15-Jul-24

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: 27 November 2025



**2/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

\$400,000

Sold Date **07-Sep-25**

Distance

0km



**110/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

\$350,000

Sold Date **18-Sep-24**

Distance

0km



**111/251 BALLARAT ROAD
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

\$345,000

Sold Date **15-Jul-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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