Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 14b Hughes Street, Braybrook	Vic 3019
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$790,000	Range between	\$750,000	&	\$790,000
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Median sale price

Median price	\$770,000	Pro	perty Type	House		Suburb	Braybrook
Period - From	10/05/2024	to	09/05/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	19A Kent St BRAYBROOK 3019	\$845,000	07/04/2025
2	7b Hughes St BRAYBROOK 3019	\$900,000	01/03/2025
3	26b Showers St BRAYBROOK 3019	\$905,000	17/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/05/2025 17:36













Indicative Selling Price \$750,000 - \$790,000 **Median House Price**

10/05/2024 - 09/05/2025: \$770,000

Rooms: 4

Property Type: House Land Size: 231 sqm approx

Agent Comments

Three bedroom 2 bathroom house with a lock-up garage. Open plan kitchen/living,

floorboards throughout and covered outdoor area.

Comparable Properties



19A Kent St BRAYBROOK 3019 (REI)





Agent Comments

Semi-detached house, this property has an extra bedroom and bathroom.

Price: \$845,000 Method: Private Sale Date: 07/04/2025

Property Type: House (Res)



7b Hughes St BRAYBROOK 3019 (REI/VG)

Price: \$900,000 Method: Private Sale Date: 01/03/2025 Property Type: House Land Size: 228 sqm approx







Agent Comments

Same Street, same land, similar style home, extra bedroom and bathroom,

but less living area.









26b Showers St BRAYBROOK 3019 (REI/VG)

Price: \$905,000 Method: Private Sale Date: 17/12/2024 Property Type: House Agent Comments

Similar area and style of property, but

brand new.

Account - Jas Stephens - Yarraville | P: 03 93169000





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