

# 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

14b Hughes Street, Braybrook Vic 3019

### Indicative selling price

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

Range between \$750,000 & \$790,000

### Median sale price

Median price

\$770,000

Property 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	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 comparable properties 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



3   2   2

**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.

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

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

Comparable Properties



19A Kent St BRAYBROOK 3019 (REI)

4   3   1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 07/04/2025  
**Property Type:** House (Res)

Agent Comments

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



7b Hughes St BRAYBROOK 3019 (REI/VG)

4   3   2

**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)

3   2   2

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

Agent Comments

Similar area and style of property, but brand new.