

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

2 LORD PLACE 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

or range
between

\$890,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Sep 2024

to

31 Aug 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

14 ENDERBY COURT BRAYBROOK VIC 3019	\$875,000	08-Nov-24
55 MELON STREET BRAYBROOK VIC 3019	\$850,000	07-Jun-25
14 MIDDLETON STREET BRAYBROOK VIC 3019	\$862,500	11-Jun-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: 12 September 2025



14 ENDERBY COURT BRAYBROOK VIC 3019

Sold Price

\$875,000

Sold Date **08-Nov-24**

3 1 1

Distance **0.68km**



55 MELON STREET BRAYBROOK VIC 3019

Sold Price

\$850,000

Sold Date **07-Jun-25**

3 1 1

Distance **0.32km**



14 MIDDLETON STREET BRAYBROOK VIC 3019

Sold Price

\$862,500

Sold Date **11-Jun-25**

3 1 1

Distance **0.79km**



37 MCLENNAN STREET BRAYBROOK VIC 3019

Sold Price

\$840,000

Sold Date **14-Mar-25**

3 1 1

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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