

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

21 Ruby Way, Braybrook, VIC 3019

Indicative selling price

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

Price Range

\$1,340,000

&

\$1,350,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Braybrook (3019)

Period - From

27/04/2026

to

31/05/2026

Source

Realestate.com.au

Comparable property sales

**A** These are two 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 |
|------------------------------------|-------------|--------------|
| 41 Ruby Way Braybrook VIC 3019     | \$1,370,000 | 18/04/2026   |
| 13 Melon Street Braybrook VIC 3019 | \$1,370,000 | 03/12/2025   |
|                                    |             |              |

**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:

08/05/2026