

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

3/1 BEACHLEY STREET 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

\$609,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,750

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2024

to

31 Jul 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

35 ROYAL ROAD BRAYBROOK VIC 3019	\$660,000	03-Apr-25
16 HINES WAY BRAYBROOK VIC 3019	\$705,000	11-May-25
82 ROYAL ROAD BRAYBROOK VIC 3019	\$672,500	17-Apr-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: 18 August 2025



35 ROYAL ROAD BRAYBROOK VIC 3019 Sold Price **\$660,000** Sold Date **03-Apr-25**

 3  2  2

Distance **0.16km**



16 HINES WAY BRAYBROOK VIC 3019 Sold Price **\$705,000** Sold Date **11-May-25**

 3  2  2

Distance **0.2km**



82 ROYAL ROAD BRAYBROOK VIC 3019 Sold Price **\$672,500** Sold Date **17-Apr-25**

 3  2  1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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