

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

3/18 MARNOO 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/5 HOWELL PLACE BRAYBROOK VIC 3019	\$635,000	07-Mar-25
4/83 DARNLEY STREET BRAYBROOK VIC 3019	\$620,000	14-Feb-25
2/14 ROSE STREET BRAYBROOK VIC 3019	\$640,000	19-Feb-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: 19 June 2025



2/5 HOWELL PLACE BRAYBROOK VIC 3019

 2  2  1

Sold Price

\$635,000

Sold Date

07-Mar-25

Distance

0.51km



4/83 DARNLEY STREET BRAYBROOK VIC 3019

 2  2  1

Sold Price

\$620,000

Sold Date

14-Feb-25

Distance

0.85km



2/14 ROSE STREET BRAYBROOK VIC 3019

 2  2  1

Sold Price

\$640,000

Sold Date

19-Feb-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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