

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

3/78 DARNLEY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2025

to

31 Jul 2026

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

2/26 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$582,000	06-May-25
6/20 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$595,000	14-Mar-26
2/7 KING STREET BRAYBROOK VIC 3019	\$582,000	24-Oct-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: 11 August 2026



2/26 HANCOCK CRESCENT BRAYBROOK VIC 3019

2 1 1

Sold Price

\$582,000

Sold Date **06-May-25**

Distance

0.56km



6/20 HANCOCK CRESCENT BRAYBROOK VIC 3019

2 2 1

Sold Price

\$595,000

Sold Date **14-Mar-26**

Distance

0.6km



2/7 KING STREET BRAYBROOK VIC 3019

2 1 1

Sold Price

\$582,000

Sold Date **24-Oct-25**

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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