

## 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

4/160 DUKE STREET BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$640,000

### 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

22 SHEPHERD STREET BRAYBROOK VIC 3019	\$615,000	13-May-25
3/4 BALMORAL STREET BRAYBROOK VIC 3019	\$625,000	31-Aug-25
5/8 SERVICE STREET SUNSHINE VIC 3020	\$627,500	01-May-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 September 2025



**22 SHEPHERD STREET  
BRAYBROOK VIC 3019**

2 1 1

Sold Price

**\$615,000**

Sold Date **13-May-25**

Distance **0.85km**



**3/4 BALMORAL STREET  
BRAYBROOK VIC 3019**

2 1 1

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date **31-Aug-25**

Distance **0.83km**



**5/8 SERVICE STREET SUNSHINE  
VIC 3020**

2 1 1

Sold Price

**\$627,500**

Sold Date **01-May-25**

Distance **0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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