

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

8 DILLON 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

\$800,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Braybrook

Period-from

01 May 2024

to

30 Apr 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

5 AIR FORCE AVENUE BRAYBROOK VIC 3019	\$825,000	27-Nov-23
39 SHEPHERD STREET BRAYBROOK VIC 3019	\$800,000	08-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: 12 May 2025



**5 AIR FORCE AVENUE
BRAYBROOK VIC 3019**

 3  2  2

Sold Price

\$825,000

Sold Date

27-Nov-23

Distance

0.57km



**39 SHEPHERD STREET
BRAYBROOK VIC 3019**

 3  1  2

Sold Price

^{RS} **\$800,000**

Sold Date

08-May-25

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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