

## 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

5/17 MULLENGER ROAD BRAYBROOK VIC 3019

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Nov 2024

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 106/17 MULLENGER ROAD BRAYBROOK VIC 3019 | \$441,000 | 19-Sep-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.

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106/17 MULLENGER ROAD  
BRAYBROOK VIC 3019

2 1 1

Sold Price <sup>RS</sup> \$441,000 Sold Date 19-Sep-25

Distance 0km

RS = Recent sale      UN = Undisclosed Sale

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