

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

2/29 HOWDEN CRESCENT 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jul 2025

to

30 Jun 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

1/85 MELON STREET BRAYBROOK VIC 3019	\$630,000	18-May-26
13B THOMSON STREET SUNSHINE VIC 3020	\$627,000	19-Jun-26
15A DUKE STREET SUNSHINE VIC 3020	\$610,000	03-Jul-26

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: 13 July 2026



**1/85 MELON STREET BRAYBROOK
VIC 3019**

Sold Price

^{RS}

\$630,000

Sold Date

18-May-26

 2

 1

 1

Distance

0.68km



**13B THOMSON STREET SUNSHINE
VIC 3020**

Sold Price

^{RS}

\$627,000

Sold Date

19-Jun-26

 2

 1

 1

Distance

0.96km



**15A DUKE STREET SUNSHINE VIC
3020**

Sold Price

^{RS}

\$610,000

Sold Date

03-Jul-26

 2

 1

 2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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