

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

4/19 MULLENGER ROAD 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2025

to

31 Jan 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

20/40 ERROL STREET BRAYBROOK VIC 3019	\$657,000	22-Jan-26
1/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$725,000	15-Sep-25
23 ROYAL ROAD BRAYBROOK VIC 3019	\$715,000	10-Dec-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: 16 February 2026



**20/40 ERROL STREET
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

^{RS} **\$657,000** Sold Date **22-Jan-26**

Distance **0.37km**



**1/37 HARGREAVES CRESCENT
BRAYBROOK VIC 3019**

 3  1  1

Sold Price

^{RS} **\$725,000** Sold Date **15-Sep-25**

Distance **1.28km**



**23 ROYAL ROAD BRAYBROOK VIC
3019**

 3  2  2

Sold Price

^{RS} **\$715,000** Sold Date **10-Dec-25**

Distance **2.26km**

RS = Recent sale

UN = Undisclosed Sale

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