

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 MORGAN 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Braybrook

Period-from

01 Jan 2025

to

31 Dec 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

5 MELON STREET BRAYBROOK VIC 3019	\$845,000	25-Oct-25
12 LORD PLACE BRAYBROOK VIC 3019	\$800,000	04-Oct-25
2 VINE COURT BRAYBROOK VIC 3019	\$790,000	19-Nov-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 January 2026

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5 MELON STREET BRAYBROOK VIC 3019

 3  1  1

Sold Price **\$845,000** Sold Date **25-Oct-25**

Distance **0.48km**



12 LORD PLACE BRAYBROOK VIC 3019

 3  1  1

Sold Price ^{RS} **\$800,000** Sold Date **04-Oct-25**

Distance **0.58km**



2 VINE COURT BRAYBROOK VIC 3019

 3  1  1

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **19-Nov-25**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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