

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

5/15 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

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

16/15 MULLENGER ROAD BRAYBROOK VIC 3019	\$630,000	29-Oct-25
1/93 CUMBERLAND STREET SUNSHINE NORTH VIC 3020	\$620,000	12-Dec-25
3/20 CHURCHILL AVENUE MAIDSTONE VIC 3012	\$605,000	11-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.~~

This Statement of Information was prepared on: 14 January 2026

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**16/15 MULLENGER ROAD
BRAYBROOK VIC 3019**

 3  2  2

Sold Price **\$630,000** Sold Date **29-Oct-25**

Distance **0km**



**1/93 CUMBERLAND STREET
SUNSHINE NORTH VIC 3020**

 2  2  1

Sold Price ^{RS} **\$620,000** Sold Date **12-Dec-25**

Distance **1.1km**



**3/20 CHURCHILL AVENUE
MAIDSTONE VIC 3012**

 2  2  1

Sold Price **\$605,000** Sold Date **11-Sep-25**

Distance **1.73km**

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

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