

## 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 BRADFORD COURT 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  \$750,000 &  \$800,000

### 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
14 SHEPHERD STREET BRAYBROOK VIC 3019	\$800,000	01-Jul-25
12 LORD PLACE BRAYBROOK VIC 3019	\$800,000	04-Oct-25
41 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$775,000	18-Oct-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: 13 January 2026

Phi Nguyen  
P 8326 8888  
M 0422778398  
E [pnguyen@barryplant.com.au](mailto:pnguyen@barryplant.com.au)



**14 SHEPHERD STREET  
BRAYBROOK VIC 3019**

4 1 2

Sold Price **\$800,000** Sold Date **01-Jul-25**

Distance **0.47km**



**12 LORD PLACE BRAYBROOK VIC  
3019**

3 1 1

Sold Price **\$800,000** Sold Date **04-Oct-25**

Distance **0.94km**



**41 HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**

3 1 -

Sold Price **\$775,000** Sold Date **18-Oct-25**

Distance **0.5km**

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

**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.