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 HUGHES 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$737,500	Property type	House	Suburb	Braybrook
Period-from	01 Dec 2024	to	30 Nov 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
8 HUGHES STREET BRAYBROOK VIC 3019	$708,000	05-Aug-25
6 ENDERBY COURT BRAYBROOK VIC 3019	$700,000	01-Jul-25
11 HOWELL PLACE BRAYBROOK VIC 3019	$690,000	23-Jun-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: 04 December 2025

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8 HUGHES STREET BRAYBROOK VIC 3019

3 1 1

Sold Price **$708,000** Sold Date **05-Aug-25**

Distance **0.05km**



6 ENDERBY COURT BRAYBROOK VIC 3019

3 1 1

Sold Price **$700,000** Sold Date **01-Jul-25**

Distance **0.21km**



11 HOWELL PLACE BRAYBROOK VIC 3019

3 1 1

Sold Price **$690,000** Sold Date **23-Jun-25**

Distance **0.61km**

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

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