

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

1/6 RAVENHALL 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jun 2025

to

31 May 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

1/62-64 DARNLEY STREET BRAYBROOK VIC 3019	\$630,000	11-Mar-26
1/20 MELROSE STREET BRAYBROOK VIC 3019	\$635,100	05-Mar-25
1/11 MELROSE STREET BRAYBROOK VIC 3019	\$670,000	30-Jan-26

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: 24 June 2026



**1/62-64 DARNLEY STREET
BRAYBROOK VIC 3019**

 3  1  2

Sold Price **\$630,000** Sold Date **11-Mar-26**

Distance **0.39km**



**1/20 MELROSE STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$635,100** Sold Date **05-Mar-25**

Distance **0.47km**



**1/11 MELROSE STREET
BRAYBROOK VIC 3019**

 3  1  1

Sold Price **\$670,000** Sold Date **30-Jan-26**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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