

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

1/78 DARNLEY 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Sep 2025

to

31 Aug 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

6/28 BURNETT AVENUE BRAYBROOK VIC 3019	\$797,000	16-Jun-26
1/12 CHERRY CRESCENT BRAYBROOK VIC 3019	\$755,000	21-Jul-26
20 HOWDEN CRESCENT BRAYBROOK VIC 3019	\$750,000	24-Aug-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: 03 September 2026

Phi Nguyen
P 8326 8888
M 0422778398
E pnguyen@barryplant.com.au



**6/28 BURNETT AVENUE
BRAYBROOK VIC 3019**

 3  2  2

Sold Price **\$797,000** Sold Date **16-Jun-26**

Distance **0.32km**



**1/12 CHERRY CRESCENT
BRAYBROOK VIC 3019**

 3  2  1

Sold Price **\$755,000** Sold Date **21-Jul-26**

Distance **0.56km**



**20 HOWDEN CRESCENT
BRAYBROOK VIC 3019**

 3  2  1

Sold Price ^{RS} **\$750,000** Sold Date **24-Aug-26**

Distance **0.33km**

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

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