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	3/2 ROSE 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$637,500	Property type	Unit	Suburb	Braybrook
Period-from	01 Sep 2024	to	31 Aug 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
3/27 BALMORAL STREET BRAYBROOK VIC 3019	$730,000	13-May-25
1/33 MCLENNAN STREET BRAYBROOK VIC 3019	$750,000	18-Jun-25
70 HARGREAVES CRESCENT BRAYBROOK VIC 3019	$730,000	16-Aug-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: 18 September 2025

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3/27 BALMORAL STREET BRAYBROOK VIC 3019

3 3 2

Sold Price **$730,000** Sold Date **13-May-25**

Distance **0.31km**



1/33 MCLENNAN STREET BRAYBROOK VIC 3019

3 1 1

Sold Price **$750,000** Sold Date **18-Jun-25**

Distance **0.53km**



70 HARGREAVES CRESCENT BRAYBROOK VIC 3019

2 2 -

Sold Price RS **$730,000** Sold Date **16-Aug-25**

Distance **0.14km**

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

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