

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

6 HINES WAY 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

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

56 COLE STREET BRAYBROOK VIC 3019	\$715,000	31-Aug-26
4 TEAGUE CRESCENT BRAYBROOK VIC 3019	\$682,000	30-Jun-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 September 2026

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56 COLE STREET BRAYBROOK VIC 3019

 3  2  2

^{RS} **\$715,000** Sold Date **31-Aug-26**

Distance **0.2km**



**4 TEAGUE CRESCENT
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

\$682,000 Sold Date **30-Jun-26**

Distance **0.1km**

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

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