

## 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

20 HOWDEN CRESCENT BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Braybrook

Period-from

01 Feb 2025

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/14 HOWDEN CRESCENT BRAYBROOK VIC 3019 | \$780,000 | 25-Sep-25 |
| 1/28 BURNETT AVENUE BRAYBROOK VIC 3019  | \$790,000 | 31-Oct-25 |
| 126 DUKE STREET BRAYBROOK VIC 3019      | \$750,000 | 09-Dec-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: 09 February 2026

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**1/14 HOWDEN CRESCENT  
BRAYBROOK VIC 3019**

 3  2  1

Sold Price **\$780,000** Sold Date **25-Sep-25**

Distance **0.06km**



**1/28 BURNETT AVENUE  
BRAYBROOK VIC 3019**

 3  2  2

Sold Price **\$790,000** Sold Date **31-Oct-25**

Distance **0.44km**



**126 DUKE STREET BRAYBROOK  
VIC 3019**

 2  2  2

Sold Price **\$750,000** Sold Date **09-Dec-25**

Distance **0.66km**

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

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