

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

2/20 DUKE 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Mar 2025

to

28 Feb 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

6/1-9 WINDSOR STREET BRAYBROOK VIC 3019	\$584,000	21-Mar-26
6/20 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$595,000	14-Mar-26
12 INVENTORY WALK BRAYBROOK VIC 3019	\$600,000	11-Feb-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: 23 March 2026

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**6/1-9 WINDSOR STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

^{RS}

\$584,000

Sold Date

21-Mar-26

Distance

0.8km



**6/20 HANCOCK CRESCENT
BRAYBROOK VIC 3019**

 2  2  1

Sold Price

^{RS}

\$595,000

Sold Date

14-Mar-26

Distance

1.64km



**12 INVENTORY WALK
BRAYBROOK VIC 3019**

 2  2  1

Sold Price

^{RS}

\$600,000

Sold Date

11-Feb-26

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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