

## 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

1/6 RAVENHALL STREET 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

\$640,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2025

to

31 Mar 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

4 RAVENHALL STREET BRAYBROOK VIC 3019	\$702,000	21-Jan-26
102 DUKE STREET BRAYBROOK VIC 3019	\$770,000	28-Feb-26
18 RAVENHALL STREET BRAYBROOK VIC 3019	\$740,000	28-Mar-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: 30 April 2026



**4 RAVENHALL STREET  
BRAYBROOK VIC 3019**

 3  1  -

Sold Price **\$702,000** Sold Date **21-Jan-26**

Distance **0.02km**



**102 DUKE STREET BRAYBROOK  
VIC 3019**

 3  1  3

Sold Price <sup>RS</sup> **\$770,000** Sold Date **28-Feb-26**

Distance **0.27km**



**18 RAVENHALL STREET  
BRAYBROOK VIC 3019**

 3  1  2

Sold Price **\$740,000** Sold Date **28-Mar-26**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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