

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

5/31 VINE 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

\$630,000

&

\$660,000

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

3/7 LILY STREET BRAYBROOK VIC 3019	\$620,000	11-Nov-25
3/28 BURNETT AVENUE BRAYBROOK VIC 3019	\$645,000	25-Feb-26
3/1 BEACHLEY STREET BRAYBROOK VIC 3019	\$630,000	14-Oct-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: 24 March 2026



3/7 LILY STREET BRAYBROOK VIC 3019 Sold Price **\$620,000** Sold Date **11-Nov-25**
Distance **0.46km**

 2  1  1



3/28 BURNETT AVENUE BRAYBROOK VIC 3019 Sold Price ^{RS} **\$645,000** Sold Date **25-Feb-26**
Distance **0.71km**

 2  2  1



3/1 BEACHLEY STREET BRAYBROOK VIC 3019 Sold Price **\$630,000** Sold Date **14-Oct-25**
Distance **1.56km**

 2  2  2

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

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