

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

1/78 DARNLEY 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jul 2025

to

30 Jun 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

6/28 BURNETT AVENUE BRAYBROOK VIC 3019	\$797,000	16-Jun-26
10B SHEPHERD STREET BRAYBROOK VIC 3019	\$785,000	06-Feb-26
12B PRITCHARD AVENUE BRAYBROOK VIC 3019	\$750,000	17-Apr-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 July 2026

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**6/28 BURNETT AVENUE
BRAYBROOK VIC 3019**

 3  2  2

Sold Price **\$797,000** Sold Date **16-Jun-26**

Distance **0.32km**



**10B SHEPHERD STREET
BRAYBROOK VIC 3019**

 3  2  2

Sold Price **\$785,000** Sold Date **06-Feb-26**

Distance **0.54km**



**12B PRITCHARD AVENUE
BRAYBROOK VIC 3019**

 3  2  1

Sold Price **\$750,000** Sold Date **17-Apr-26**

Distance **1.21km**

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

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