

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

1/4 MORGAN 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Other

Suburb

Braybrook

Period-from

01 Oct 2024

to

30 Sep 2025

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

2/26 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$582,000	06-May-25
1/5 KENNETH STREET BRAYBROOK VIC 3019	\$610,000	01-Sep-25
22 SHEPHERD STREET BRAYBROOK VIC 3019	\$615,000	13-May-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: 30 October 2025

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**2/26 HANCOCK CRESCENT
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$582,000** Sold Date **06-May-25**

Distance **0.8km**



**1/5 KENNETH STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price ^{RS} **\$610,000** Sold Date **01-Sep-25**

Distance **0.83km**



**22 SHEPHERD STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$615,000** Sold Date **13-May-25**

Distance **0.76km**

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

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