

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

10/40 ERROL 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

\$685,000

&

\$710,000

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

18/40 ERROL STREET BRAYBROOK VIC 3019	\$710,000	12-Mar-26
20/40 ERROL STREET BRAYBROOK VIC 3019	\$657,000	13-Jan-26
4/19 MULLENGER ROAD BRAYBROOK VIC 3019	\$672,500	23-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: 27 July 2026

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**18/40 ERROL STREET
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

\$710,000

Sold Date

12-Mar-26

Distance

0.05km



**20/40 ERROL STREET
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

\$657,000

Sold Date

13-Jan-26

Distance

0.07km



**4/19 MULLENGER ROAD
BRAYBROOK VIC 3019**

 3  2  2

Sold Price

\$672,500

Sold Date

23-Mar-26

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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