

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

2/1 BEACHLEY 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

\$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 May 2025

to

30 Apr 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

3/1 BEACHLEY STREET BRAYBROOK VIC 3019	\$630,000	14-Oct-25
2/5 HOWELL PLACE BRAYBROOK VIC 3019	\$635,000	07-Mar-25
3/2 KINGSFORD STREET BRAYBROOK VIC 3019	\$670,000	24-Feb-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: 06 May 2026



**3/1 BEACHLEY STREET
BRAYBROOK VIC 3019**

 2  2  2

Sold Price **\$630,000** Sold Date **14-Oct-25**

Distance **0km**



**2/5 HOWELL PLACE BRAYBROOK
VIC 3019**

 2  2  1

Sold Price **\$635,000** Sold Date **07-Mar-25**

Distance **0.31km**



**3/2 KINGSFORD STREET
BRAYBROOK VIC 3019**

 2  2  1

Sold Price **\$670,000** Sold Date **24-Feb-26**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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