

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

5/42 CARLTON 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

\$700,000

&

\$750,000

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

1/28 BURNETT AVENUE BRAYBROOK VIC 3019	\$790,000	31-Oct-25
3/2 ROSE STREET BRAYBROOK VIC 3019	\$755,000	01-Oct-25
18/40 ERROL STREET BRAYBROOK VIC 3019	\$710,000	20-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: 24 March 2026



**1/28 BURNETT AVENUE
BRAYBROOK VIC 3019**

 3  2  2

Sold Price **\$790,000** Sold Date **31-Oct-25**

Distance **0.13km**



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

 3  3  2

Sold Price **\$755,000** Sold Date **01-Oct-25**

Distance **0.68km**



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

 3  2  1

Sold Price ^{RS} **\$710,000** Sold Date **20-Mar-26**

Distance **0.83km**

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

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