

## 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

3 PRITCHARD AVENUE BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Braybrook

Period-from

01 Jun 2025

to

31 May 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

5 HUGHES STREET BRAYBROOK VIC 3019	\$670,000	15-Dec-25
36 ROCHESTER STREET BRAYBROOK VIC 3019	\$703,000	01-Jun-26
7 TRELOAR COURT BRAYBROOK VIC 3019	\$700,000	16-Jan-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.~~

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**5 HUGHES STREET BRAYBROOK  
VIC 3019**

 2  1  1

Sold Price **\$670,000** Sold Date **15-Dec-25**

Distance **0.35km**



**36 ROCHESTER STREET  
BRAYBROOK VIC 3019**

 2  1  1

Sold Price <sup>RS</sup> **\$703,000** Sold Date **01-Jun-26**

Distance **0.5km**



**7 TRELOAR COURT BRAYBROOK  
VIC 3019**

 3  1  1

Sold Price **\$700,000** Sold Date **16-Jan-26**

Distance **0.83km**

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

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