

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

20 HOWDEN CRESCENT 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Braybrook

Period-from

01 Jan 2025

to

31 Dec 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

1/28 BURNETT AVENUE BRAYBROOK VIC 3019	\$790,000	31-Oct-25
2B PHOENIX STREET SUNSHINE NORTH VIC 3020	\$795,000	22-Nov-25
54 JOY STREET BRAYBROOK VIC 3019	\$792,000	22-Oct-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.~~

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

 3  2  2

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

Distance **0.44km**



**2B PHOENIX STREET SUNSHINE
NORTH VIC 3020**

 3  3  2

Sold Price ^{RS} **\$795,000** Sold Date **22-Nov-25**

Distance **0.69km**



**54 JOY STREET BRAYBROOK VIC
3019**

 3  2  1

Sold Price **\$792,000** Sold Date **22-Oct-25**

Distance **0.95km**

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

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