

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

4/3 VINE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Braybrook

Period-from

01 Sep 2024

to

31 Aug 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

3/4 BALMORAL STREET BRAYBROOK VIC 3019	\$625,000	31-Aug-25
3/18 MARNOO STREET BRAYBROOK VIC 3019	\$630,000	15-Aug-25
22 SHEPHERD STREET BRAYBROOK VIC 3019	\$615,000	13-May-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.~~

This Statement of Information was prepared on: 23 September 2025

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**3/4 BALMORAL STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

^{RS}

\$625,000

Sold Date

31-Aug-25

Distance

0.38km



**3/18 MARNOO STREET
BRAYBROOK VIC 3019**

 2  2  1

Sold Price

^{RS}

\$630,000

Sold Date

15-Aug-25

Distance

0.91km



**22 SHEPHERD STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

\$615,000

Sold Date

13-May-25

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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