

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jul 2025

to

30 Jun 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4/19 MULLENGER ROAD BRAYBROOK VIC 3019 | \$672,500 | 23-Mar-26 |
| 18/40 ERROL STREET BRAYBROOK VIC 3019  | \$710,000 | 12-Mar-26 |
| 26 HINES WAY BRAYBROOK VIC 3019        | \$682,500 | 11-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: 15 July 2026

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**4/19 MULLENGER ROAD  
BRAYBROOK VIC 3019**

 3  2  2

Sold Price

**\$672,500**

Sold Date

**23-Mar-26**

Distance

**0.74km**



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

 3  2  1

Sold Price

**\$710,000**

Sold Date

**12-Mar-26**

Distance

**0.8km**



**26 HINES WAY BRAYBROOK VIC  
3019**

 3  2  1

Sold Price

**\$682,500**

Sold Date

**11-Feb-26**

Distance

**1.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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