

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

4/19 MULLENGER ROAD 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

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

16/15 MULLENGER ROAD BRAYBROOK VIC 3019	\$630,000	29-Oct-25
1/37 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$725,000	15-Sep-25
1/36 LILY STREET BRAYBROOK VIC 3019	\$686,000	30-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.~~

This Statement of Information was prepared on: 27 January 2026

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**16/15 MULLENGER ROAD
BRAYBROOK VIC 3019**

 3  2  2

Sold Price

\$630,000

Sold Date

29-Oct-25

Distance

0km



**1/37 HARGREAVES CRESCENT
BRAYBROOK VIC 3019**

 3  1  1

Sold Price

^{RS} **\$725,000**

Sold Date

15-Sep-25

Distance

1.28km



**1/36 LILY STREET BRAYBROOK
VIC 3019**

 3  1  1

Sold Price

\$686,000

Sold Date

30-Oct-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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