

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
26A SHOWERS 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 \$1,000,000 & \$1,100,000

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$772,500 | Property type | Other | 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 |
|---|-------------|--------------|
| 28B BOREHAM STREET SUNSHINE VIC 3020 | \$1,075,000 | 01-Sep-25 |
| 9A HARGREAVES CRESCENT BRAYBROOK VIC 3019 | \$1,100,000 | 23-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: 15 January 2026

Victor Hsu

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**28B BOREHAM STREET SUNSHINE** Sold Price **\$1,075,000** Sold Date **01-Sep-25**
VIC 3020

4 - -

Distance -

**9A HARGREAVES CRESCENT** Sold Price **\$1,100,000** Sold Date **23-Oct-25**
BRAYBROOK VIC 3019

5 3 1

Distance **1.25km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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