

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

6/1-9 WINDSOR 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2025

to

31 Jan 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

3/100 HERTFORD ROAD SUNSHINE VIC 3020	\$565,000	11-Nov-25
1/34 TRELOAR CRESCENT BRAYBROOK VIC 3019	\$562,500	13-Nov-25
4/70 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$549,000	01-Sep-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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3/100 HERTFORD ROAD SUNSHINE VIC 3020 Sold Price **\$565,000** Sold Date **11-Nov-25**
 2  1  1 Distance **1.61km**



1/34 TRELOAR CRESCENT BRAYBROOK VIC 3019 Sold Price **\$562,500** Sold Date **13-Nov-25**
 2  1  1 Distance **1.15km**



4/70 HARGREAVES CRESCENT BRAYBROOK VIC 3019 Sold Price **\$549,000** Sold Date **01-Sep-25**
 -  -  - Distance **1.14km**

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

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