

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

2/10 CHERRY CRESCENT 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

\$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

1/85 MELON STREET BRAYBROOK VIC 3019	\$630,000	18-May-26
24 SHEPHERD STREET BRAYBROOK VIC 3019	\$610,000	28-Jan-26
2/1 BEACHLEY STREET BRAYBROOK VIC 3019	\$640,000	26-Jun-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: 16 July 2026

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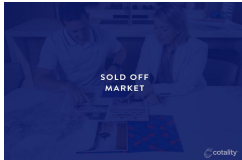
**1/85 MELON STREET BRAYBROOK
VIC 3019**

 2  1  1

Sold Price

^{RS} **\$630,000** Sold Date **18-May-26**

Distance **0.07km**



**24 SHEPHERD STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

^{RS} **\$610,000** Sold Date **28-Jan-26**

Distance **0.2km**



**2/1 BEACHLEY STREET
BRAYBROOK VIC 3019**

 2  2  1

Sold Price

^{RS} **\$640,000** Sold Date **26-Jun-26**

Distance **1.27km**

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

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