

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

1/5 HINKLER 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Oct 2024

to

30 Sep 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

36B JOY STREET BRAYBROOK VIC 3019

\$860,000

06-May-25

14B HUGHES STREET BRAYBROOK VIC 3019

\$835,000

07-Jun-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: 14 October 2025

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36B JOY STREET BRAYBROOK VIC 3019 Sold Price **\$860,000** Sold Date **06-May-25**

 3  2  1

Distance **0.32km**



14B HUGHES STREET BRAYBROOK VIC 3019 Sold Price **\$835,000** Sold Date **07-Jun-25**

 3  2  2

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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