

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

2/29 SOUTH 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jun 2025

to

31 May 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

| | | |
|------------------------------------|-----------|-----------|
| 6/29 SOUTH ROAD BRAYBROOK VIC 3019 | \$437,000 | 20-Aug-25 |
| 7/29 SOUTH ROAD BRAYBROOK VIC 3019 | \$420,000 | 14-Jul-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: 04 June 2026

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**6/29 SOUTH ROAD BRAYBROOK
VIC 3019** 2  1  1

Sold Price

\$437,000Sold Date **20-Aug-25**

Distance

0km**7/29 SOUTH ROAD BRAYBROOK
VIC 3019** 2  1  1

Sold Price

\$420,000Sold Date **14-Jul-25**

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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