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	4 ASH 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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Braybrook
Period-from	01 Nov 2024	to	31 Oct 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
3/4 BALMORAL STREET BRAYBROOK VIC 3019	$625,000	12-Aug-25
1/5 KENNETH STREET BRAYBROOK VIC 3019	$610,000	01-Sep-25
4/3 VINE STREET BRAYBROOK VIC 3019	$635,000	20-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: 05 November 2025

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3/4 BALMORAL STREET BRAYBROOK VIC 3019

2 1 1

Sold Price **$625,000** Sold Date **12-Aug-25**

Distance **0.28km**



1/5 KENNETH STREET BRAYBROOK VIC 3019

2 1 1

Sold Price **$610,000** Sold Date **01-Sep-25**

Distance **0.36km**



4/3 VINE STREET BRAYBROOK VIC 3019

2 2 1

Sold Price RS **$635,000** Sold Date **20-Oct-25**

Distance **0.53km**

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

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