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	4/62-64 DARNLEY 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	&	$600,000

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
2/144 CHURCHILL AVENUE BRAYBROOK VIC 3019	$555,000	06-Jun-25
1 MORGAN STREET BRAYBROOK VIC 3019	$590,000	08-Jul-25
1/5 KENNETH STREET BRAYBROOK VIC 3019	$610,000	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.~~

This Statement of Information was prepared on: 15 October 2025

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2/144 CHURCHILL AVENUE BRAYBROOK VIC 3019

2 1 1

Sold Price **$555,000** Sold Date **06-Jun-25**

Distance **0.24km**



1 MORGAN STREET BRAYBROOK VIC 3019

2 1 1

Sold Price **$590,000** Sold Date **08-Jul-25**

Distance **0.93km**



1/5 KENNETH STREET BRAYBROOK VIC 3019

2 1 1

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

Distance **0.32km**

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

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