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	17 Dillon Street, Braybrook Vic 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $550,000 & $600,000

Median sale price

Median price $682,000 Property Type Townhouse Suburb Braybrook

Period - From 05/08/2025 to 04/08/2026 Source Property Data

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 six 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	6/20 Hancock Cr BRAYBROOK 3019	$595,000	14/03/2026
2	2/103 Churchill Av BRAYBROOK 3019	$530,000	02/06/2026
3	5/31 Vine St BRAYBROOK 3019	$625,500	29/04/2026

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 six months.~~

This Statement of Information was prepared on: 05/08/2026 08:19

17 Dillon Street, Braybrook Vic 3019

JellisCraig

Basil Zoccali
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2 1 1

Property Type: Townhouse (Single)
Land Size: 118 sqm approx

Indicative Selling Price
$550,000 - $600,000
Median Townhouse Price
05/08/2025 - 04/08/2026: $682,000

Agent Comments

The property is a two-bedroom townhouse offering a practical and low-maintenance lifestyle. Featuring light-filled living and dining spaces, a functional kitchen, generous bedrooms and a private courtyard. Spread over 2 levels with no Body Corp, heating/cooling and single lock up garage.

Comparable Properties



6/20 Hancock Cr BRAYBROOK 3019 (REI)

2 2 1

Price: $595,000
Method:
Date: 14/03/2026
Property Type: Townhouse (Single)

Agent Comments

They are comparable as they offer similar accommodation and specs.17 Dillon St is superior as it has street frontage, No Body Corp and not in a complex however inferior as it has 1 bathroom.



2/103 Churchill Av BRAYBROOK 3019 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 02/06/2026
Property Type: Unit
Land Size: 158 sqm approx

Agent Comments

The properties are comparable in that they are the same spec homes with street frontage. Dillon St is superior in that it is a much better location and more updated internally, however inferior in that it is a slightly smaller land size.



5/31 Vine St BRAYBROOK 3019 (REI/VG)

2 2 1

Price: $625,500
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Single)
Land Size: 139 sqm approx

Agent Comments

They are comparable as they offer similar accommodation and specs.17 Dillon St is superior as it has street frontage, No Body Corp and not in a complex however inferior as it has 1 bathroom and a smaller meals area.

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