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	3/231 BALLARAT 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	$640,000	&	$660,000

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
1/6 DAISY COURT BRAYBROOK VIC 3019	$665,000	21-Aug-25
11B KENNETH STREET BRAYBROOK VIC 3019	$670,000	29-Apr-25
2/52 DUKE STREET BRAYBROOK VIC 3019	$670,000	03-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: 21 October 2025

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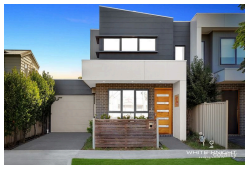


1/6 DAISY COURT BRAYBROOK VIC 3019

3 2 1

Sold Price **$665,000** Sold Date **21-Aug-25**

Distance **0.44km**



11B KENNETH STREET BRAYBROOK VIC 3019

3 2 2

Sold Price RS **$670,000** Sold Date **29-Apr-25**

Distance **0.8km**



2/52 DUKE STREET BRAYBROOK VIC 3019

3 2 1

Sold Price Sold Date **03-Sep-25**

Distance **1.75km**

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

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