

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

1/33 MCLENNAN 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/8 DEDRICK GROVE BRAYBROOK VIC 3019

\$685,000

19-Mar-25

3/83 MELON STREET BRAYBROOK VIC 3019

\$695,000

30-Jan-25

2/38A MELON STREET BRAYBROOK VIC 3019

\$685,000

24-Mar-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: 03 June 2025

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2/8 DEDRICK GROVE BRAYBROOK VIC 3019 Sold Price ^{RS} **\$685,000** Sold Date **19-Mar-25**
 Distance **0.18km**
 3 2 2



3/83 MELON STREET BRAYBROOK VIC 3019 Sold Price **\$695,000** Sold Date **30-Jan-25**
 Distance **0.96km**
 3 2 1



2/38A MELON STREET BRAYBROOK VIC 3019 Sold Price **\$685,000** Sold Date **24-Mar-25**
 Distance **1.15km**
 3 2 1

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

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