

## 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

1/46 JOY STREET BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2/38A MELON STREET BRAYBROOK VIC 3019 | \$685,000 | 24-Mar-25 |
| 6/6 BARRIE COURT BRAYBROOK VIC 3019   | \$690,000 | 08-Mar-26 |
| 4 TEAGUE CRESCENT BRAYBROOK VIC 3019  | \$682,000 | 30-Jun-26 |

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: 19 August 2026

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**2/38A MELON STREET  
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

**\$685,000**

Sold Date **24-Mar-25**

Distance

**0.44km**



**6/6 BARRIE COURT BRAYBROOK  
VIC 3019**

 3  2  1

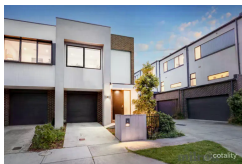
Sold Price

**\$690,000**

Sold Date **08-Mar-26**

Distance

**0.74km**



**4 TEAGUE CRESCENT  
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

**\$682,000**

Sold Date **30-Jun-26**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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