

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

1/85 Melon Street, Braybrook, VIC 3019

Indicative selling price

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

Single Price

\$670,000

Median sale price

Median price

\$630,000

Property Type

Townhouse

Suburb

Braybrook (3019)

Period - From

07/04/2026

to

07/04/2026

Source

Cotaliy

Comparable property sales

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
3/4 BALMORAL STREET, BRAYBROOK VIC 3019	\$625,000	17/12/2025
3/7 LILY STREET, BRAYBROOK VIC 3019	\$620,000	11/11/2025
1/4 MORGAN STREET, BRAYBROOK VIC 3019	\$620,000	17/11/2025

This Statement of Information was prepared on: 07/04/2026