

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 \$570,000

&

\$620,000

Median sale price

Median price \$680,000

Property Type Townhouse

Suburb Braybrook

Period - From 21/07/2025

to

20/07/2026

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	1/85 Melon St BRAYBROOK 3019	\$630,000	18/05/2026
2	5/31 Vine St BRAYBROOK 3019	\$625,500	29/04/2026
3	6/20 Hancock Cr BRAYBROOK 3019	\$595,000	14/03/2026

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:

21/07/2026 10:34

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Indicative Selling Price

\$570,000 - \$620,000

Median Townhouse Price

21/07/2025 - 20/07/2026: \$680,000



2
 1
 1

Property Type: Townhouse (Res)**Land Size:** 118 sqm approx**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

**1/85 Melon St BRAYBROOK 3019 (REI)**

2
 1
 1

Price: \$630,000**Method:** Private Sale**Date:** 18/05/2026**Property Type:** Townhouse (Single)**Agent Comments**

They are comparable with similar accommodation, specs and location. 17 Dillon St is superior as it's on its own title with no shared driveway, however inferior as it's slightly smaller in 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.

**6/20 Hancock Cr BRAYBROOK 3019 (REI/VG)**

2
 2
 1

Price: \$595,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** Townhouse (Res)**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.

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