

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

2 Hangar Walk, Braybrook Vic 3019

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Braybrook

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	4 Sergeant Wlk BRAYBROOK 3019	\$770,000	20/02/2026
2	14 Teague Cr BRAYBROOK 3019	\$702,500	04/01/2026
3	23 Royal Rd BRAYBROOK 3019	\$715,000	10/12/2025

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:

20/05/2026 17:36



3 2 2

Property Type: Townhouse (Single)

Land Size: 110 sqm approx

Agent Comments

double-storey townhouse, comprises three bedrooms (larger master) all with built-in robes, as well as a full ensuite, main central bathroom additional powder room open-plan living/meals area Smeg cooking appliances and dishwasher. split-system heating/cooling and European laundry a small courtyard

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

Year ending March 2026: \$670,000

Comparable Properties



4 Sergeant Wik BRAYBROOK 3019 (REI/VG)

4 3 2

Price: \$770,000

Method: Private Sale

Date: 20/02/2026

Property Type: House (Res)

Land Size: 90 sqm approx

Agent Comments

Additional bedroom and bathroom, smaller land size, Inferior condition



14 Teague Cr BRAYBROOK 3019 (REI/VG)

3 2 2

Price: \$702,500

Method: Private Sale

Date: 04/01/2026

Property Type: Townhouse (Single)

Land Size: 135 sqm approx

Agent Comments

Comparable layout, inferior interior - carpeted instead of floorboards and darker interior



23 Royal Rd BRAYBROOK 3019 (REI/VG)

3 2 2

Price: \$715,000

Method: Private Sale

Date: 10/12/2025

Property Type: Townhouse (Single)

Land Size: 136 sqm approx

Agent Comments

Inferior interior, on main road