

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 PRITCHARD AVENUE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2025

to

30 Jun 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

3 PRITCHARD AVENUE BRAYBROOK VIC 3019	\$680,000	29-Jun-26
8 WILSON STREET BRAYBROOK VIC 3019	\$740,000	21-Mar-26
9 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$700,000	25-Feb-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: 21 July 2026


**3 PRITCHARD AVENUE
BRAYBROOK VIC 3019**
 3  1  1

Sold Price

^{RS}
\$680,000

Sold Date

29-Jun-26

Distance

0.05km

**8 WILSON STREET BRAYBROOK
VIC 3019**
 2  1  1

Sold Price

\$740,000

Sold Date

21-Mar-26

Distance

0.5km

**9 HANCOCK CRESCENT
BRAYBROOK VIC 3019**
 3  -  1

Sold Price

\$700,000

Sold Date

25-Feb-26

Distance

1.42km
RS = Recent sale

UN = Undisclosed Sale

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