

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

3/78 Darnley Street, Braybrook, VIC 3019

Indicative selling price

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

Price Range

\$580,000

&

\$630,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Braybrook (3019)

Period - From

26/11/2025

to

26/05/2026

Source

Corelogic

Comparable property sales

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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
11 DODD STREET, BRAYBROOK VIC 3019	\$570,000	04/12/2025
2/32 MARNOO STREET, BRAYBROOK VIC 3019	\$622,000	10/01/2026
24 SHEPHERD STREET, BRAYBROOK VIC 3019	\$610,000	28/01/2026

This Statement of Information was prepared on: 26/05/2026