

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

55 RUBY WAY 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

\$1,350,000

&

\$1,450,000

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

41 RUBY WAY BRAYBROOK VIC 3019	\$1,370,000	10-Apr-26
3 NORMA STREET SUNSHINE VIC 3020	\$1,520,000	01-Jul-26
49 RICE FLOWER ROAD SUNSHINE NORTH VIC 3020	\$1,400,000	15-Apr-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: 28 July 2026

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41 RUBY WAY BRAYBROOK VIC 3019

Sold Price

\$1,370,000

Sold Date

10-Apr-26

 3

 2

 2

Distance

0.11km



3 NORMA STREET SUNSHINE VIC 3020

Sold Price

^{RS} **\$1,520,000**

Sold Date

01-Jul-26

 4

 2

 2

Distance

1.08km



49 RICE FLOWER ROAD SUNSHINE NORTH VIC 3020

Sold Price

\$1,400,000

Sold Date

15-Apr-26

 4

 3

 2

Distance

3.85km

RS = Recent sale

UN = Undisclosed Sale

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