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	1/3 MORGAN STREET 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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Braybrook
Period-from	01 Feb 2025	to	31 Jan 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
6 CLARENDON STREET MAIDSTONE VIC 3012	$805,000	28-Nov-25
71A SOUTH ROAD BRAYBROOK VIC 3019	$830,000	24-Oct-25
43 COLE STREET BRAYBROOK VIC 3019	$830,000	23-Jan-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: 24 February 2026

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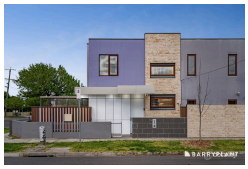


6 CLARENDON STREET MAIDSTONE VIC 3012

3 2 1

Sold Price **$805,000** Sold Date **28-Nov-25**

Distance **0.69km**

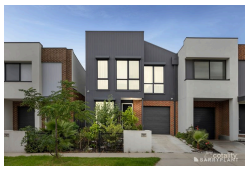


71A SOUTH ROAD BRAYBROOK VIC 3019

3 3 1

Sold Price **$830,000** Sold Date **24-Oct-25**

Distance **0.96km**



43 COLE STREET BRAYBROOK VIC 3019

4 2 1

Sold Price RS **$830,000** Sold Date **23-Jan-26**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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