

## 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

3/1 BEACHLEY STREET BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$579,000

&

\$609,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2024

to

30 Jun 2025

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

2/11 INDWE STREET WEST FOOTSCRAY VIC 3012

\$630,000

14-Jun-25

65 ROYAL ROAD BRAYBROOK VIC 3019

\$580,000

24-May-25

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: 23 July 2025



**2/11 INDWE STREET WEST  
FOOTSCRAY VIC 3012**

 2  2  1

Sold Price **\$630,000** Sold Date **14-Jun-25**

Distance **1.89km**



**65 ROYAL ROAD BRAYBROOK VIC  
3019**

 2  2  1

Sold Price **\$580,000** Sold Date **24-May-25**

Distance **0.32km**

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

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