

## 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

25 COLE STREET BRAYBROOK VIC 3019

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Braybrook

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 16 HINES WAY BRAYBROOK VIC 3019  | \$705,000 | 21-May-25 |
| 82 ROYAL ROAD BRAYBROOK VIC 3019 | \$672,500 | 02-May-25 |
| 21 HINES WAY BRAYBROOK VIC 3019  | \$663,000 | 07-Feb-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: 12 June 2025



**16 HINES WAY BRAYBROOK VIC 3019**

Sold Price

<sup>RS</sup> **\$705,000** Sold Date **21-May-25**

 3  2  2

Distance **0.12km**



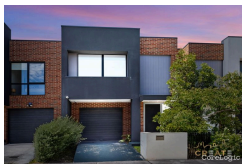
**82 ROYAL ROAD BRAYBROOK VIC 3019**

Sold Price

<sup>RS</sup> **\$672,500** Sold Date **02-May-25**

 3  2  1

Distance **0.17km**



**21 HINES WAY BRAYBROOK VIC 3019**

Sold Price

**\$663,000** Sold Date **07-Feb-25**

 3  2  1

Distance **0.13km**

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

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