

## 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

6/22 DUKE 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Jul 2024

to

30 Jun 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

2/5 HOWELL PLACE BRAYBROOK VIC 3019	\$635,000	07-Mar-25
1/1A MYAMYN STREET BRAYBROOK VIC 3019	\$698,000	17-Jun-25
2/38A MELON STREET BRAYBROOK VIC 3019	\$685,000	24-Mar-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: 08 July 2025

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**2/5 HOWELL PLACE BRAYBROOK  
VIC 3019**

 2  2  1

Sold Price

**\$635,000**

Sold Date

**07-Mar-25**

Distance

**0.2km**



**1/1A MYAMYN STREET  
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

<sup>RS</sup> **\$698,000**

Sold Date

**17-Jun-25**

Distance

**0.28km**



**2/38A MELON STREET  
BRAYBROOK VIC 3019**

 3  2  1

Sold Price

**\$685,000**

Sold Date

**24-Mar-25**

Distance

**1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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