

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

3/7 LILY 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Aug 2024

to

31 Jul 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

2/14 ROSE STREET BRAYBROOK VIC 3019	\$640,000	19-Feb-25
22 SHEPHERD STREET BRAYBROOK VIC 3019	\$615,000	13-May-25
2/5 HOWELL PLACE BRAYBROOK VIC 3019	\$635,000	07-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: 05 August 2025

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**2/14 ROSE STREET BRAYBROOK
VIC 3019**

 2  2  1

Sold Price

\$640,000

Sold Date

19-Feb-25

Distance

0.13km



**22 SHEPHERD STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price

\$615,000

Sold Date

13-May-25

Distance

0.23km



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

 2  2  1

Sold Price

\$635,000

Sold Date

07-Mar-25

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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