

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

1/158 DUKE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Braybrook

Period-from

01 Mar 2025

to

28 Feb 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

3A THOMSON STREET SUNSHINE VIC 3020	\$650,000	18-Mar-26
1/11 MELROSE STREET BRAYBROOK VIC 3019	\$670,000	30-Jan-26
25 HAMPDEN STREET BRAYBROOK VIC 3019	\$615,000	20-Oct-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: 26 March 2026



**3A THOMSON STREET SUNSHINE
VIC 3020**

2 1 1

Sold Price

^{RS} **\$650,000**

Sold Date

18-Mar-26

Distance

0.76km



**1/11 MELROSE STREET
BRAYBROOK VIC 3019**

3 1 1

Sold Price

\$670,000

Sold Date

30-Jan-26

Distance

0.99km



**25 HAMPDEN STREET
BRAYBROOK VIC 3019**

2 1 2

Sold Price

\$615,000

Sold Date

20-Oct-25

Distance

1.42km



**142 MITCHELL STREET MAIDSTONE
VIC 3012**

3 1 2

Sold Price

\$880,000

Sold Date

07-Jan-26

Distance

2km



**29 HERTFORD ROAD SUNSHINE
VIC 3020**

3 1 2

Sold Price

^{RS} **\$1,130,000**

Sold Date

23-Jan-26

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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