

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

4 LORD PLACE 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Braybrook

Period-from

01 Apr 2025

to

31 Mar 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

12 LORD PLACE BRAYBROOK VIC 3019	\$800,000	13-Nov-25
2 LORD PLACE BRAYBROOK VIC 3019	\$895,000	18-Mar-26
150 ASHLEY STREET MAIDSTONE VIC 3012	\$1,100,000	26-Feb-26

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: 02 April 2026



12 LORD PLACE BRAYBROOK VIC 3019

3 1 1

Sold Price

\$800,000

Sold Date

13-Nov-25

Distance

0.06km



2 LORD PLACE BRAYBROOK VIC 3019

4 1 1

Sold Price

^{RS} **\$895,000**

Sold Date

18-Mar-26

Distance

0.02km



150 ASHLEY STREET MAIDSTONE VIC 3012

2 1 1

Sold Price

^{RS} **\$1,100,000**

Sold Date

26-Feb-26

Distance

1.3km



4 KING STREET BRAYBROOK VIC 3019

2 1 -

Sold Price

^{RS} **\$806,000**

Sold Date

14-Feb-26

Distance

0.9km



2 VINE COURT BRAYBROOK VIC 3019

3 1 1

Sold Price

\$790,000

Sold Date

19-Nov-25

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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