

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

3/11 DODD 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Braybrook

Period-from

01 Jul 2025

to

30 Jun 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

1/11 DODD STREET BRAYBROOK VIC 3019	\$570,000	30-Nov-25
2/11 DODD STREET BRAYBROOK VIC 3019	\$606,000	20-Apr-25
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: 16 July 2026

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

Sold Price

\$570,000

Sold Date **30-Nov-25**

 -  -  1

Distance **0.02km**



**2/11 DODD STREET BRAYBROOK
VIC 3019**

Sold Price

\$606,000

Sold Date **20-Apr-25**

 2  1  1

Distance **0.02km**



**25 HAMPDEN STREET
BRAYBROOK VIC 3019**

Sold Price

\$615,000

Sold Date **20-Oct-25**

 2  1  2

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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