

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

3/20 HANCOCK CRESCENT 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

\$622,500

Property type

Unit

Suburb

Braybrook

Period-from

01 Sep 2025

to

31 Aug 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

5/144 CHURCHILL AVENUE BRAYBROOK VIC 3019	\$565,000	05-May-26
3/78 DARNLEY STREET BRAYBROOK VIC 3019	\$580,000	21-Aug-26
2/20 DUKE STREET BRAYBROOK VIC 3019	\$570,000	13-Jun-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: 30 September 2026



**5/144 CHURCHILL AVENUE
BRAYBROOK VIC 3019**

2 1 1

Sold Price **\$565,000** Sold Date **05-May-26**

Distance **0.56km**



**3/78 DARNLEY STREET
BRAYBROOK VIC 3019**

2 1 1

Sold Price ^{RS} **\$580,000** Sold Date **21-Aug-26**

Distance **0.62km**



**2/20 DUKE STREET BRAYBROOK
VIC 3019**

2 1 1

Sold Price **\$570,000** Sold Date **13-Jun-26**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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