

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
41 Ruby Way Braybrook VIC 3019	\$1,370,000	18/04/2026
13 Melon Street Braybrook VIC 3019	\$1,370,000	03/12/2025

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 six months.

This Statement of Information was prepared on: