

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 3/3 Burnett Avenue, Braybrook, VIC 3019

Indicative selling price

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

Price Range

\$650,000

&

\$700,000

Median sale price

Median price

\$647,500

Property Type

Townhouse

Suburb

Braybrook (3019)

Period - From

01/07/2025

to

30/06/2026

Source

Pricefinder

Comparable property sales

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These are the three 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
137 DUKE ST, SUNSHINE, VIC 3020	\$695,000	09/05/2026
3A THOMSON ST, SUNSHINE, VIC 3020	\$650,000	11/03/2026
3/30 MOAMA ST, BRAYBROOK, VIC 3019	\$655,200	30/07/2026

This Statement of Information was prepared on: 04/09/2026