

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

1/36 LILY 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

\$689,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,750

Property type

Unit

Suburb

Braybrook

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/33 MCLENNAN STREET BRAYBROOK VIC 3019	\$750,000	18-Jun-25
2B ALFRED STREET SUNSHINE VIC 3020	\$680,000	19-Jul-25
2/8 DEDRICK GROVE BRAYBROOK VIC 3019	\$685,000	19-Mar-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: 04 September 2025


**1/33 MCLENNAN STREET
BRAYBROOK VIC 3019**

 3
  1
  1

Sold Price **\$750,000** Sold Date **18-Jun-25**

Distance **0.16km**


**2B ALFRED STREET SUNSHINE VIC
3020**

 3
  1
  1

Sold Price ^{RS} **\$680,000** Sold Date **19-Jul-25**

Distance **1.29km**


**2/8 DEDRICK GROVE BRAYBROOK
VIC 3019**

 3
  2
  2

Sold Price ^{RS} **\$685,000** Sold Date **19-Mar-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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