

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

1/9 KENNETH 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Apr 2025

to

31 Mar 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

1/20 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$569,000	17-Dec-25
6/20 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$595,000	14-Mar-26
6/1-9 WINDSOR STREET BRAYBROOK VIC 3019	\$588,000	06-Mar-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: 14 April 2026



**1/20 HANCOCK CRESCENT
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$569,000** Sold Date **17-Dec-25**

Distance **0.42km**



**6/20 HANCOCK CRESCENT
BRAYBROOK VIC 3019**

 2  2  1

Sold Price ^{RS} **\$595,000** Sold Date **14-Mar-26**

Distance **0.42km**



**6/1-9 WINDSOR STREET
BRAYBROOK VIC 3019**

 2  1  1

Sold Price **\$588,000** Sold Date **06-Mar-26**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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