

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	102 Royal Road Braybrook, 3019
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Indicative selling price

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

Single price	\$710,000
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Median sale price

Median price	\$767,500	Property Type	TOWNHOUSE	Suburb	BRAYBROOK
Period - From	01-Jul-2021	to	31-Dec-2021	Source	Pricefinder

Comparable property sales

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
1	2/138 DUKE ST, BRAYBROOK 3019	\$680,000	29-Oct-2021
2	1/42 CARLTON ST, BRAYBROOK 3019	\$727,500	29-Jun-2021
3	10/40 ERROL ST, BRAYBROOK 3019	\$690,000	13-Oct-2021

This statement of information was prepared on 17-Dec-2025 at 3:16:33 PM AEDT