

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

36 DUKE 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	\$870,000	&	\$950,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$772,500	Property type	House	Suburb	Braybrook
Period-from	01 Jan 2025	to	31 Dec 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
33 MONASH STREET SUNSHINE VIC 3020	\$895,000	18-Oct-25
36 CORNWALL ROAD SUNSHINE VIC 3020	\$962,000	06-Dec-25
13 KINGSFORD STREET BRAYBROOK VIC 3019	\$865,000	10-Oct-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: 09 January 2026



**33 MONASH STREET SUNSHINE
VIC 3020**

3 1 2

Sold Price

\$895,000 Sold Date **18-Oct-25**

Distance **0.35km**



**36 CORNWALL ROAD SUNSHINE
VIC 3020**

3 1 4

Sold Price

RS \$962,000 Sold Date **06-Dec-25**

Distance **0.46km**



**13 KINGSFORD STREET
BRAYBROOK VIC 3019**

3 1 4

Sold Price

\$865,000 Sold Date **10-Oct-25**

Distance **0.66km**

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

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