

## 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

10B SHEPHERD STREET BRAYBROOK VIC 3019

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Braybrook

Period-from

01 Feb 2025

to

31 Jan 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

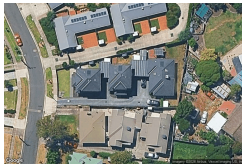
Date of sale

3/20 RENNISON STREET BRAYBROOK VIC 3019	\$742,000	30-Jan-26
9 YARDLEY COURT MAIDSTONE VIC 3012	\$815,000	04-Nov-25
43 COLE STREET BRAYBROOK VIC 3019	\$830,000	23-Jan-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: 12 February 2026



**3/20 RENNISON STREET  
BRAYBROOK VIC 3019**

3 2 -

Sold Price

<sup>RS</sup>

**\$742,000**

Sold Date

**30-Jan-26**

Distance

**0.37km**



**9 YARDLEY COURT MAIDSTONE  
VIC 3012**

3 3 4

Sold Price

**\$815,000**

Sold Date

**04-Nov-25**

Distance

**1.28km**



**43 COLE STREET BRAYBROOK VIC  
3019**

4 2 1

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date

**23-Jan-26**

Distance

**1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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