

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

17 WALKER PLACE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

8 WILSON STREET BRAYBROOK VIC 3019	\$740,000	21-Mar-26
18 RAVENHALL STREET BRAYBROOK VIC 3019	\$740,000	28-Mar-26
70 DUKE STREET BRAYBROOK VIC 3019	\$739,000	07-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: 01 April 2026



8 WILSON STREET BRAYBROOK VIC 3019

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Sold Price

^{RS} **\$740,000**

Sold Date

21-Mar-26

Distance

0.74km



18 RAVENHALL STREET BRAYBROOK VIC 3019

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Sold Price

Sold Date

28-Mar-26

Distance

0.72km



70 DUKE STREET BRAYBROOK VIC 3019

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Sold Price

^{RS} **\$739,000**

Sold Date

07-Mar-26

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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