

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

13 Melon Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$777,000

Property Type House

Suburb Braybrook

Period - From 03/11/2024

to

02/11/2025

Source Property Data

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 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	6 Air Force Av BRAYBROOK 3019	\$1,150,000	11/10/2025
2	13 Elizabeth St BRAYBROOK 3019	\$1,060,000	03/07/2025
3	33 Joy St BRAYBROOK 3019	\$1,125,000	18/05/2025

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 six months.~~

This Statement of Information was prepared on:

03/11/2025 12:28



Rooms: 5
Property Type: House (Res)
Land Size: 596 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
03/11/2024 - 02/11/2025: \$777,000

Comparable Properties



6 Air Force Av BRAYBROOK 3019 (REI)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)



13 Elizabeth St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 03/07/2025
Property Type: House



33 Joy St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 18/05/2025
Property Type: House
Land Size: 608 sqm approx