Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,125,000

Property offered for sale

Address	13 Melon Street, Braybrook Vic 3019
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$777,000	Pro	perty 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

OR

3

33 Joy St BRAYBROOK 3019

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



18/05/2025





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)

Price: \$1,150,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res)

Agent Comments



13 Elizabeth St BRAYBROOK 3019 (REI)

Agent Comments

Agent Comments

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



33 Joy St BRAYBROOK 3019 (REI)







Price: \$1,125,000 Method: Private Sale Date: 18/05/2025 Property Type: House

Land Size: 608 sqm approx

Account - Biggin & Scott | P: 03 9317 5577





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