

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

14b Hughes Street, Braybrook Vic 3019

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$770,000 Property Type House Suburb Braybrook

Period - From 10/05/2024 to 09/05/2025 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	19A Kent St BRAYBROOK 3019	\$845,000	07/04/2025
2	7b Hughes St BRAYBROOK 3019	\$900,000	01/03/2025
3	26b Showers St BRAYBROOK 3019	\$905,000	17/12/2024

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:

10/05/2025 17:36



3 2 2

Rooms: 4
Property Type: House
Land Size: 231 sqm approx

Agent Comments

Three bedroom 2 bathroom house with a lock-up garage. Open plan kitchen/living, floorboards throughout and covered outdoor area.

Indicative Selling Price

\$750,000 - \$790,000

Median House Price

10/05/2024 - 09/05/2025: \$770,000

Comparable Properties



19A Kent St BRAYBROOK 3019 (REI)

4 3 1

Price: \$845,000
Method: Private Sale
Date: 07/04/2025
Property Type: House (Res)

Agent Comments

Semi-detached house, this property has an extra bedroom and bathroom.



7b Hughes St BRAYBROOK 3019 (REI/VG)

4 3 2

Price: \$900,000
Method: Private Sale
Date: 01/03/2025
Property Type: House
Land Size: 228 sqm approx

Agent Comments

Same Street, same land, similar style home, extra bedroom and bathroom, but less living area.



26b Showers St BRAYBROOK 3019 (REI/VG)

3 2 2

Price: \$905,000
Method: Private Sale
Date: 17/12/2024
Property Type: House

Agent Comments

Similar area and style of property, but brand new.