

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

26 BRAYBROOK DRIVE NARRE WARREN SOUTH VIC 3805

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

\$945,000

&

\$1,035,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Land

Suburb

Narre Warren South

Period-from

01 Mar 2025

to

28 Feb 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

26 GREENSLATE STREET CLYDE NORTH VIC 3978	-	18-Jan-26
165 WHEELERS PARK DRIVE CRANBOURNE NORTH VIC 3977	\$988,888	04-Feb-26
61 WARMBRUNN CRESCENT BERWICK VIC 3806	\$980,000	02-Oct-25

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: 16 March 2026


**26 GREENSLATE STREET CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

^{RS} - ^{UN}

 Sold Date **18-Jan-26**

 Distance **2.46km**

**165 WHEELERS PARK DRIVE
CRANBOURNE NORTH VIC 3977**
 4  2  2

Sold Price

\$988,888

 Sold Date **04-Feb-26**

 Distance **1.58km**

**61 WARMBRUNN CRESCENT
BERWICK VIC 3806**
 4  2  2

Sold Price

\$980,000

 Sold Date **02-Oct-25**

 Distance **1.86km**

**17 GRASSBIRD STREET CLYDE
NORTH VIC 3978**
 4  2  2

Sold Price

^{RS} **\$970,000**

 Sold Date **28-Jan-26**

 Distance **2.31km**
RS = Recent sale

UN = Undisclosed Sale

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