

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 BROOKFIELD AVENUE BROOKFIELD VIC 3338

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

\$635,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Oct 2024

to

30 Sep 2025

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 JESSIE PLACE BROOKFIELD VIC 3338	\$665,000	18-Aug-25
19 NATALIE STREET BROOKFIELD VIC 3338	\$640,000	15-Aug-25
74 FAIRHAVEN BOULEVARD MELTON WEST VIC 3337	\$650,000	21-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: 24 October 2025



8 JESSIE PLACE BROOKFIELD VIC 3338

Sold Price

\$665,000

Sold Date

18-Aug-25

3

2

2

Distance

0.9km



19 NATALIE STREET BROOKFIELD VIC 3338

Sold Price

\$640,000

Sold Date

15-Aug-25

4

2

2

Distance

1.03km



74 FAIRHAVEN BOULEVARD MELTON WEST VIC 3337

Sold Price

^{RS} **\$650,000**

Sold Date

21-Oct-25

4

2

2

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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