

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

130 SUMAC STREET 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

\$310,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$328,860

Property type

Land

Suburb

Brookfield

Period-from

01 Aug 2024

to

31 Jul 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

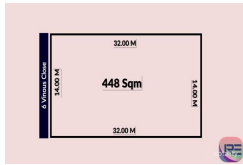
Date of sale

6 VINOUS CLOSE BROOKFIELD VIC 3338	\$310,000	27-Nov-24
14 BELLE-FLEUR WAY BROOKFIELD VIC 3338	\$421,500	08-May-24
16 BELLE-FLEUR WAY BROOKFIELD VIC 3338	\$421,500	19-Apr-24

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: 27 August 2025



6 VINOUS CLOSE BROOKFIELD VIC 3338

Sold Price \$310,000 Sold Date 27-Nov-24

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Distance 0.3km



**14 BELLE-FLEUR WAY
BROOKFIELD VIC 3338**

Sold Price \$421,500 Sold Date 08-May-24

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Distance 1.8km



**16 BELLE-FLEUR WAY
BROOKFIELD VIC 3338**

Sold Price Sold Date 19-Apr-24

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Distance 1.8km

RS = Recent sale **UN** = Undisclosed Sale

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