

## 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

14 SPLIT ROCK DRIVE BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$609,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 21 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338 | \$625,000 | 12-Jun-25 |
| 70 SUMAC STREET BROOKFIELD VIC 3338         | \$623,000 | 10-Feb-25 |
| 64 TURPENTINE ROAD BROOKFIELD VIC 3338      | \$610,000 | 04-May-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.~~

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**21 BARLEYGRASS CRESCENT  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price

<sup>RS</sup>

**\$625,000**

Sold Date

**12-Jun-25**

Distance

**0.8km**



**70 SUMAC STREET BROOKFIELD  
VIC 3338**

 4  2  2

Sold Price

**\$623,000**

Sold Date

**10-Feb-25**

Distance

**0.92km**



**64 TURPENTINE ROAD  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price

**\$610,000**

Sold Date

**04-May-25**

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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