

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

221 JAMES MELROSE DRIVE 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

\$529,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$554,000

Property type

House

Suburb

Brookfield

Period-from

01 May 2024

to

30 Apr 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

336 CLARKES ROAD BROOKFIELD VIC 3338	\$541,000	31-Mar-25
135 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$535,000	09-Apr-25
8 MALLOW STREET BROOKFIELD VIC 3338	\$544,000	20-Mar-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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**336 CLARKES ROAD BROOKFIELD
VIC 3338**

Sold Price

^{RS} **\$541,000** Sold Date **31-Mar-25**

3 2 2

Distance **0.57km**



**135 JAMES MELROSE DRIVE
BROOKFIELD VIC 3338**

Sold Price

\$535,000 Sold Date **09-Apr-25**

4 2 2

Distance **0.62km**



**8 MALLOW STREET BROOKFIELD
VIC 3338**

Sold Price

\$544,000 Sold Date **20-Mar-25**

4 2 2

Distance **0.84km**

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

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