Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	30 MOONAH AVENUE BROOKFIELD VIC 3338						
Indicative selling price For the meaning of this price	see consumer.vic.gov.a	u/underquoting (*	Delete single price	or range as	applicable)		
Single Price		or range between	\$659,000	&	\$699,000		

Median sale price

(*Delete house or unit as applicable)

Median Price	\$585,000	Prope	erty type		House	Suburb	Brookfield
Period-from	01 Nov 2024	to	31 Oct 2	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	
13 BROOKFIELD AVENUE BROOKFIELD VIC 3338	\$660,000	13-Nov-25	
8 JESSIE PLACE BROOKFIELD VIC 3338	\$665,000	18-Aug-25	
176 CLARKES ROAD BROOKFIELD VIC 3338	\$685,000	23-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: 25 November 2025





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13 BROOKFIELD AVENUE **BROOKFIELD VIC 3338**

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Sold Price

RS \$660,000 Sold Date 13-Nov-25

Distance

0.33km



8 JESSIE PLACE BROOKFIELD VIC Sold Price 3338

\$665,000 Sold Date 18-Aug-25

Distance

0.72km

176 CLARKES ROAD BROOKFIELD Sold Price

RS \$685,000 Sold Date 23-Oct-25

Distance

VIC 3338 ₽ 2 四 4

₽ 2

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0km

RS = Recent sale

UN = Undisclosed Sale

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