

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

4 PINNACLE CRESCENT 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2025

to

28 Feb 2026

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

3 TEEDA COURT MELTON SOUTH VIC 3338	\$610,000	28-Nov-25
582 HIGH STREET MELTON WEST VIC 3337	\$640,000	03-Nov-25
9 SIMON COURT BROOKFIELD VIC 3338	\$640,000	12-Dec-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: 16 March 2026



**3 TEEDA COURT MELTON SOUTH
VIC 3338**

3 2 2

Sold Price

\$610,000

Sold Date **28-Nov-25**

Distance **0.83km**



**582 HIGH STREET MELTON WEST
VIC 3337**

3 2 4

Sold Price

\$640,000

Sold Date **03-Nov-25**

Distance **1.02km**



**9 SIMON COURT BROOKFIELD VIC
3338**

3 2 2

Sold Price

Sold Date **12-Dec-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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