

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 TERRACO PLACE 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

\$260,000

&

\$280,000

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

14 BELLE-FLEUR WAY BROOKFIELD VIC 3338	\$421,500	08-May-24
16 BELLE-FLEUR WAY BROOKFIELD VIC 3338	\$421,500	19-Apr-24
19 BELLE-FLEUR WAY BROOKFIELD VIC 3338	\$421,500	18-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



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

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

Distance **1.81km**



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

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Sold Price Sold Date **19-Apr-24**

Distance **1.81km**



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

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Sold Price Sold Date **18-Apr-24**

Distance **1.81km**

RS = Recent sale UN = Undisclosed Sale

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