

## 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

42 SUMAC STREET BROOKFIELD VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$380,000

### 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 **1.98km**



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

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  -

Sold Price

Sold Date **19-Apr-24**

Distance **1.98km**



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

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Sold Price

Sold Date **18-Apr-24**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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