

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

6 LLOYD COURT 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

\$519,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2024

to

31 Oct 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

5 LANG ROAD MELTON SOUTH VIC 3338	\$565,000	27-Oct-25
71 GRETTEL GROVE MELTON VIC 3337	\$540,000	17-Jul-25
43 MITCHELL ROAD MELTON SOUTH VIC 3338	\$530,500	13-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: 03 November 2025



5 LANG ROAD MELTON SOUTH VIC 3338

Sold Price ^{RS} **\$565,000** Sold Date **27-Oct-25**

3 1 -

Distance **1.45km**



71 GRETSEL GROVE MELTON VIC 3337

Sold Price **\$540,000** Sold Date **17-Jul-25**

3 1 1

Distance **1.88km**



43 MITCHELL ROAD MELTON SOUTH VIC 3338

Sold Price ^{RS} **\$530,500** Sold Date **13-Oct-25**

3 1 -

Distance **1.98km**

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

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