

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 ROYSTON 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

\$1,099,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

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 NATASHA COURT BROOKFIELD VIC 3338	\$1,115,000	17-Aug-25
7 SPRINGWOOD COURT BROOKFIELD VIC 3338	\$1,150,000	04-Jul-25
27 RUPERTSWOOD DRIVE BROOKFIELD VIC 3338	\$1,175,000	11-Jul-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



**5 NATASHA COURT BROOKFIELD
VIC 3338**

6 3 3

Sold Price

\$1,115,000

Sold Date **17-Aug-25**

Distance **0.63km**



**7 SPRINGWOOD COURT
BROOKFIELD VIC 3338**

5 3 8

Sold Price

\$1,150,000

Sold Date **04-Jul-25**

Distance **0.92km**



**27 RUPERTSWOOD DRIVE
BROOKFIELD VIC 3338**

4 2 8

Sold Price

\$1,175,000

Sold Date **11-Jul-25**

Distance **0.89km**

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

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