

## 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

63 JAMES MELROSE DRIVE 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

\$580,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,750

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

16 HILDA DRIVE BROOKFIELD VIC 3338	\$600,000	15-Nov-24
5 CAMPASPE CRESCENT BROOKFIELD VIC 3338	\$600,000	16-Nov-24
127 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$620,000	25-Feb-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: 23 April 2025



**16 HILDA DRIVE BROOKFIELD VIC 3338**

4 2 2

Sold Price

**\$600,000**

Sold Date **15-Nov-24**

Distance **0.63km**



**5 CAMPASPE CRESCENT  
BROOKFIELD VIC 3338**

4 2 2

Sold Price

Sold Date **16-Nov-24**

Distance **0.99km**



**127 JAMES MELROSE DRIVE  
BROOKFIELD VIC 3338**

4 2 2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **25-Feb-25**

Distance **0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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