

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

7 LIBERTY 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

\$875,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2024

to

30 Jun 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

13 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$900,000	31-Jan-25
52 WESTLAKE DRIVE MELTON WEST VIC 3337	\$860,000	18-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: 17 July 2025



**13 BOTANICA SPRINGS
BOULEVARD BROOKFIELD VIC
3338**

 4  2  3

Sold Price **\$900,000** Sold Date **31-Jan-25**

Distance **0.51km**



**52 WESTLAKE DRIVE MELTON
WEST VIC 3337**

 4  2  3

Sold Price **\$860,000** Sold Date **18-Feb-25**

Distance **1.87km**

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

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