

## 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

87 BOTANICA SPRINGS BOULEVARD 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

\$709,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,000

Property type

House

Suburb

Brookfield

Period-from

01 May 2024

to

30 Apr 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

2 APIUM PLACE BROOKFIELD VIC 3338	725000	13-Mar-25
200 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	715000	27-Nov-24
21 PRAHN COURT BROOKFIELD VIC 3338	738000	28-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: 24 May 2025



**2 APIUM PLACE BROOKFIELD VIC 3338**

 4  2  2

Sold Price

**725000**

Sold Date

**13-Mar-25**

Distance

**1.06km**



**200 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338**

 4  2  2

Sold Price

**715000**

Sold Date

**27-Nov-24**

Distance

**0.85km**



**21 PRAHN COURT BROOKFIELD VIC 3338**

 4  2  3

Sold Price

**738000**

Sold Date

**28-Feb-25**

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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