

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

5 WANNON 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

\$629,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

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

| | | |
|-------------------------------------|-----------|-----------|
| 3 BRUTHEN COURT BROOKFIELD VIC 3338 | \$640,000 | 18-Jun-25 |
| 4 SIMON COURT BROOKFIELD VIC 3338 | \$640,000 | 07-Mar-25 |
| 11 PEART COURT BROOKFIELD VIC 3338 | \$644,000 | 16-Apr-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: 02 July 2025

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3 BRUTHEN COURT BROOKFIELD VIC 3338

Sold Price

^{RS} **\$640,000** Sold Date **18-Jun-25**

 4  2  2

Distance **0.18km**



4 SIMON COURT BROOKFIELD VIC 3338

Sold Price

\$640,000 Sold Date **07-Mar-25**

 3  2  3

Distance **0.69km**



11 PEARTH COURT BROOKFIELD VIC 3338

Sold Price

\$644,000 Sold Date **16-Apr-25**

 4  2  3

Distance **0.66km**

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

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