

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

8 JESSIE PLACE 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

\$675,000

&

\$698,000

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

7 DUSTER COURT BROOKFIELD VIC 3338	\$690,000	15-Apr-25
6 LANATA WAY BROOKFIELD VIC 3338	\$680,000	06-Mar-25
43 STRETTON DRIVE BROOKFIELD VIC 3338	\$690,000	15-May-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: 21 July 2025



**7 DUSTER COURT BROOKFIELD
VIC 3338**

 4  2  -

Sold Price

\$690,000

Sold Date

15-Apr-25

Distance

0.69km



**6 LANATA WAY BROOKFIELD VIC
3338**

 4  2  2

Sold Price

\$680,000

Sold Date

06-Mar-25

Distance

0.72km



**43 STRETTON DRIVE BROOKFIELD
VIC 3338**

 4  2  2

Sold Price

\$690,000

Sold Date

15-May-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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