

## 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

151 BROOKLYN ROAD BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

one million five hundred  
ninety thousand

&

One million six hundred  
ninety thousand

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$398,250

Property type

Land

Suburb

Brookfield

Period-from

01 Jun 2024

to

31 May 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

153 BROOKLYN ROAD BROOKFIELD VIC 3338	\$1,825,000	29-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: 23 June 2025



**153 BROOKLYN ROAD  
BROOKFIELD VIC 3338**

 7  4  -

Sold Price <sup>RS</sup> **\$1,825,000** Sold Date **29-May-25**

Distance **0.04km**

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

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