

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 GOSSE CRESCENT 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

House

Suburb

Brookfield

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

6 GOSSE CRESCENT BROOKFIELD VIC 3338	\$620,000	13-Nov-25
22 GOSSE CRESCENT BROOKFIELD VIC 3338	\$600,000	16-Sep-25
21 GOSSE CRESCENT BROOKFIELD VIC 3338	\$618,000	20-Feb-26

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: 12 June 2026


**6 GOSSE CRESCENT BROOKFIELD
VIC 3338**
 4  2  2

Sold Price

\$620,000

Sold Date

13-Nov-25

Distance

0.01km

**22 GOSSE CRESCENT
BROOKFIELD VIC 3338**
 4  2  2

Sold Price

\$600,000

Sold Date

16-Sep-25

Distance

0.1km

**21 GOSSE CRESCENT BROOKFIELD
VIC 3338**
 4  2  2

Sold Price

\$618,000

Sold Date

20-Feb-26

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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