

## 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

4 PINNACLE CRESCENT 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

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Brookfield

Period-from

01 Mar 2025

to

28 Feb 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

3 TEEDA COURT MELTON SOUTH VIC 3338	\$610,000	28-Nov-25
582 HIGH STREET MELTON WEST VIC 3337	\$640,000	03-Nov-25
9 SIMON COURT BROOKFIELD VIC 3338	\$640,000	12-Dec-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: 16 March 2026



**3 TEEDA COURT MELTON SOUTH  
VIC 3338**

 3  2  2

Sold Price **\$610,000** Sold Date **28-Nov-25**

Distance **0.83km**



**582 HIGH STREET MELTON WEST  
VIC 3337**

 3  2  4

Sold Price **\$640,000** Sold Date **03-Nov-25**

Distance **1.02km**



**9 SIMON COURT BROOKFIELD VIC  
3338**

 3  2  2

Sold Price Sold Date **12-Dec-25**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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