

## 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

14 SIMON COURT 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

\$570,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Brookfield

Period-from

01 Jan 2025

to

31 Dec 2025

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 LLOYD COURT BROOKFIELD VIC 3338	\$570,000	13-Nov-25
28 STANLEY CRESCENT BROOKFIELD VIC 3338	\$630,000	10-May-25
15 SPLIT ROCK DRIVE BROOKFIELD VIC 3338	\$575,000	25-Sep-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: 28 January 2026


**6 LLOYD COURT BROOKFIELD VIC 3338**

Sold Price

**\$570,000**

Sold Date

**13-Nov-25**
 3

 1

 2

Distance

**0.24km**

**28 STANLEY CRESCENT BROOKFIELD VIC 3338**

Sold Price

**\$630,000**

Sold Date

**10-May-25**
 4

 2

 3

Distance

**0.28km**

**15 SPLIT ROCK DRIVE BROOKFIELD VIC 3338**

Sold Price

**\$575,000**

Sold Date

**25-Sep-25**
 3

 2

 2

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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