

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

5 AVIATOR 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)

\$1,295,000 To \$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$599,000	Property type	Farm	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
129 BROOKLYN ROAD BROOKFIELD VIC 3338	\$2,000,000	12-Sep-25
153 BROOKLYN ROAD BROOKFIELD VIC 3338	\$1,825,000	16-May-25
151 BROOKLYN ROAD BROOKFIELD VIC 3338	\$1,525,000	13-Aug-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: 13 January 2026


**129 BROOKLYN ROAD
BROOKFIELD VIC 3338**
 4  2  4

 Sold Price **\$2,000,000** Sold Date **12-Sep-25**

 Distance **0.16km**

**153 BROOKLYN ROAD
BROOKFIELD VIC 3338**
 7  -  -

 Sold Price **\$1,825,000** Sold Date **16-May-25**

 Distance **0.7km**

**151 BROOKLYN ROAD
BROOKFIELD VIC 3338**
 4  2  -

 Sold Price ^{RS} **\$1,525,000** Sold Date **13-Aug-25**

 Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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