

## 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

19 GLENBROOK GARDENS BROOKFIELD VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$699,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,000

Property type

House

Suburb

Brookfield

Period-from

01 May 2024

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 21 PRAHN COURT BROOKFIELD VIC 3338                 | \$738,000 | 28-Feb-25 |
| 2 APIUM PLACE BROOKFIELD VIC 3338                  | \$725,000 | 13-Mar-25 |
| 200 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338 | \$715,000 | 27-Nov-24 |

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.~~

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**21 PRAHN COURT BROOKFIELD  
VIC 3338**

 4  2  3

Sold Price **\$738,000** Sold Date **28-Feb-25**

Distance **0.29km**



**2 APIUM PLACE BROOKFIELD VIC  
3338**

 4  2  2

Sold Price **\$725,000** Sold Date **13-Mar-25**

Distance **1.42km**



**200 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**

 4  2  2

Sold Price **\$715,000** Sold Date **27-Nov-24**

Distance **1.13km**

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

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