

## 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

7 CAMPASPE 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

\$675,000

or range  
between

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Brookfield

Period-from

01 Jul 2025

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 15 CAMPASPE CRESCENT BROOKFIELD VIC 3338 | \$630,000 | 22-Aug-25 |
| 5 WANNON COURT BROOKFIELD VIC 3338       | \$650,000 | 19-Aug-25 |
| 3 TARWIN COURT BROOKFIELD VIC 3338       | \$620,000 | 14-Nov-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: 23 July 2026