

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

21 DESERT GUM WAY 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)

Single Price

or range
between

\$610,000

&

\$671,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Brookfield

Period-from

01 Nov 2024

to

31 Oct 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

60 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$612,000	26-Jul-24
87 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$707,000	03-Jul-25
90 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$640,000	22-Jan-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: 19 November 2025


**60 BOTANICA SPRINGS
BOULEVARD BROOKFIELD VIC**
3338


Sold Price

\$612,000

Sold Date

26-Jul-24

Distance

0km

**87 BOTANICA SPRINGS
BOULEVARD BROOKFIELD VIC**
3338


Sold Price

\$707,000

Sold Date

03-Jul-25

Distance

0km

**90 BOTANICA SPRINGS
BOULEVARD BROOKFIELD VIC**
3338


Sold Price

\$640,000

Sold Date

22-Jan-25

Distance

0km

17 BUNYA DRIVE BROOKFIELD VIC
3338


Sold Price

^{RS} **\$670,000**

Sold Date

04-Oct-25

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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