

## 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

1 FOLIA PLACE 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

\$589,000

&

\$619,000

### 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

21 BLUE GUM DRIVE BROOKFIELD VIC 3338	\$590,000	23-May-25
9 BUNYA DRIVE BROOKFIELD VIC 3338	\$601,000	23-Aug-25
110 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$555,000	05-Jun-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.~~

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**21 BLUE GUM DRIVE BROOKFIELD  
VIC 3338**

 3  2  2

Sold Price

**\$590,000**

Sold Date **23-May-25**

Distance **0.75km**



**9 BUNYA DRIVE BROOKFIELD VIC  
3338**

 3  2  2

Sold Price

**\$601,000**

Sold Date **23-Aug-25**

Distance **0.75km**



**110 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**

 3  2  2

Sold Price

**\$555,000**

Sold Date **05-Jun-25**

Distance **0.64km**

RS = Recent sale      UN = Undisclosed Sale

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