

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

2 DUSTER COURT 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Brookfield

Period-from

01 Sep 2025

to

31 Aug 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

9 YELLOWBOX WAY BROOKFIELD VIC 3338	\$660,000	30-May-26
33 BLACK DOG DRIVE BROOKFIELD VIC 3338	\$610,000	20-Mar-26
3 MADISON DRIVE BROOKFIELD VIC 3338	\$640,000	20-Apr-26

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: 29 September 2026

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9 YELLOWBOX WAY BROOKFIELD VIC 3338 Sold Price **\$660,000** Sold Date **30-May-26**

 4  2  -

Distance **0.6km**



33 BLACK DOG DRIVE BROOKFIELD VIC 3338 Sold Price **\$610,000** Sold Date **20-Mar-26**

 3  2  2

Distance **0.27km**



3 MADISON DRIVE BROOKFIELD VIC 3338 Sold Price **\$640,000** Sold Date **20-Apr-26**

 3  2  -

Distance **0.39km**

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

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