

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19 Botanica Springs Boulevard Brookfield, 3338
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$820,000 & \$870,000
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Median sale price

Median price	\$610,000	Property Type	HOUSE	Suburb	BROOKFIELD VIC 3338
Period - From	01-Jan-2026	to	12-Mar-2026	Source	Realestate.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	9 Kacatica Place, Brookfield, Vic 3338	\$910,000	24-Mar-2025
2	2 Collyer Close, Brookfield, Vic 3338	\$980,000	20-Dec-2024
3	7 Liberty Court, Brookfield, Vic 3338	\$885,000	01-Sep-2025

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