

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

144 JAMES MELROSE DRIVE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

House

Suburb

Brookfield

Period-from

01 May 2025

to

30 Apr 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

3 RIVERINA BOULEVARD BROOKFIELD VIC 3338	\$551,000	28-Jan-26
23 KILMORE STREET BROOKFIELD VIC 3338	\$567,800	09-Sep-25
9 LACHLAN ROAD MELTON SOUTH VIC 3338	\$550,000	06-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: 02 May 2026


**3 RIVERINA BOULEVARD
BROOKFIELD VIC 3338**
 3
  2
  2

Sold Price

\$551,000

Sold Date

28-Jan-26

Distance

0.78km

**23 KILMORE STREET BROOKFIELD
VIC 3338**
 4
  2
  2

Sold Price

\$567,800

Sold Date

09-Sep-25

Distance

0.89km

**9 LACHLAN ROAD MELTON SOUTH
VIC 3338**
 4
  1
  2

Sold Price

\$550,000

Sold Date

06-Nov-25

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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