

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

10 RITA CRESCENT 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

\$635,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Brookfield

Period-from

01 Aug 2025

to

31 Jul 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

108 FANTAIL WAY BROOKFIELD VIC 3338	\$635,000	07-Jan-26
5 FIELDSTONE WAY BROOKFIELD VIC 3338	\$635,000	02-Feb-26
86 SUMAC STREET BROOKFIELD VIC 3338	\$655,000	13-Feb-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.

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PROPERTY GROUP

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**108 FANTAIL WAY BROOKFIELD
VIC 3338**

4 2 2

Sold Price

\$635,000

Sold Date

07-Jan-26

Distance

0.14km



**5 FIELDSTONE WAY BROOKFIELD
VIC 3338**

4 2 2

Sold Price

Sold Date

02-Feb-26

Distance

2.41km



**86 SUMAC STREET BROOKFIELD
VIC 3338**

4 2 2

Sold Price

\$655,000

Sold Date

13-Feb-26

Distance

2.48km

RS = Recent sale

UN = Undisclosed Sale

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