

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

19 LAM WAY 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Brookfield

Period-from

01 Feb 2025

to

31 Jan 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

24 ASPERA DRIVE BROOKFIELD VIC 3338	\$650,000	01-Jul-25
45 CARISSA ROAD BROOKFIELD VIC 3338	\$680,000	09-Aug-25
25 CITRONELLE CIRCUIT BROOKFIELD VIC 3338	\$740,000	11-Sep-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: 10 February 2026



**24 ASPERA DRIVE BROOKFIELD
VIC 3338**

 5  2  2

Sold Price **\$650,000** Sold Date **01-Jul-25**

Distance **0.25km**



**45 CARISSA ROAD BROOKFIELD
VIC 3338**

 5  2  2

Sold Price **\$680,000** Sold Date **09-Aug-25**

Distance **0.75km**



**25 CITRONELLE CIRCUIT
BROOKFIELD VIC 3338**

 5  2  2

Sold Price **\$740,000** Sold Date **11-Sep-25**

Distance **0.23km**



**177 BOTANICA SPRINGS
BOULEVARD BROOKFIELD VIC
3338**

 5  2  2

Sold Price **\$697,500** Sold Date **20-Feb-25**

Distance **0.64km**



**74 MANOOKA ROAD BROOKFIELD
VIC 3338**

 5  2  2

Sold Price **\$700,000** Sold Date **29-Oct-25**

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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