

## 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  
5 FIELDSTONE 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 \$650,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$599,000 Property type House Suburb Brookfield  
Period-from 01 Jan 2025 to 31 Dec 2025 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 |
|---|-----------|--------------|
| 15 WAKEFIELDS DRIVE BROOKFIELD VIC 3338 | \$570,000 | 12-Jun-25    |
| 21 FAIRCROFT DRIVE BROOKFIELD VIC 3338  | \$620,000 | 13-Nov-25    |
| 31 FIELDSTONE WAY BROOKFIELD VIC 3338   | \$600,000 | 01-Dec-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: 21 January 2026



**15 WAKEFIELDS DRIVE  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$570,000** Sold Date **12-Jun-25**

Distance **0.11km**



**21 FAIRCROFT DRIVE BROOKFIELD  
VIC 3338**

 4  2  2

<sup>RS</sup> **\$620,000** Sold Date **13-Nov-25**

Distance **0.14km**



**31 FIELDSTONE WAY BROOKFIELD  
VIC 3338**

 4  2  2

**\$600,000** Sold Date **01-Dec-25**

Distance **0.17km**



**35 FIELDSTONE WAY  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$601,000** Sold Date **29-Aug-25**

Distance **0.2km**



**37 BROOKFIELD AVENUE  
BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$550,000** Sold Date **31-Jan-25**

Distance **0.36km**

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

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