

## 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

24 LIGHTWOOD WAY BROOKFIELD VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Brookfield

Period-from

01 Aug 2024

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 21 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338 | \$625,000 | 28-May-25 |
| 2 TWIGRUSH PLACE BROOKFIELD VIC 3338        | \$606,551 | 29-Jul-25 |
| 7 BARLEYGRASS CRESCENT BROOKFIELD VIC 3338  | \$645,000 | 29-Mar-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: 07 August 2025



**21 BARLEYGRASS CRESCENT  
BROOKFIELD VIC 3338**

4 2 2

Sold Price **\$625,000** Sold Date **28-May-25**

Distance **0.03km**



**2 TWIGRUSH PLACE BROOKFIELD  
VIC 3338**

4 2 2

Sold Price <sup>RS</sup> **\$606,551** Sold Date **29-Jul-25**

Distance **0.11km**



**7 BARLEYGRASS CRESCENT  
BROOKFIELD VIC 3338**

4 2 2

Sold Price **\$645,000** Sold Date **29-Mar-25**

Distance **0.14km**

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

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