

## 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

14 LLOYD COURT BROOKFIELD VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$539,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,500

Property type

House

Suburb

Brookfield

Period-from

01 Apr 2025

to

31 Mar 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

6 LLOYD COURT BROOKFIELD VIC 3338	\$570,000	13-Nov-25
33 BLACK DOG DRIVE BROOKFIELD VIC 3338	\$610,000	08-Apr-26
23 BLACK DOG DRIVE BROOKFIELD VIC 3338	\$588,000	05-Feb-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: 13 April 2026


**6 LLOYD COURT BROOKFIELD VIC 3338**

Sold Price

**\$570,000**

Sold Date

**13-Nov-25**
 3
  1
  1

Distance

**0.1km**

**33 BLACK DOG DRIVE BROOKFIELD VIC 3338**

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**08-Apr-26**
 3
  2
  -

Distance

**0.12km**

**23 BLACK DOG DRIVE BROOKFIELD VIC 3338**

Sold Price

**\$588,000**

Sold Date

**05-Feb-25**
 4
  2
  2

Distance

**0.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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