

## 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

8 GOSSE CRESCENT 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)

**\$620,000 to \$650,000**

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$616,000	Property type	House	Suburb	Brookfield
Period-from	01 May 2025	to	30 Apr 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
18 GOSSE CRESCENT BROOKFIELD VIC 3338	\$640,000	07-Feb-26
15 HINKLER CRESCENT BROOKFIELD VIC 3338	\$640,000	16-Dec-25
6 GOSSE CRESCENT BROOKFIELD VIC 3338	\$620,000	13-Nov-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: 08 May 2026



**18 GOSSE CRESCENT BROOKFIELD VIC 3338** Sold Price **\$640,000** Sold Date **07-Feb-26**

 4  2  2

Distance **0.08km**



**15 HINKLER CRESCENT BROOKFIELD VIC 3338** Sold Price Sold Date **16-Dec-25**

 4  2  2

Distance **0.16km**



**6 GOSSE CRESCENT BROOKFIELD VIC 3338** Sold Price **\$620,000** Sold Date **13-Nov-25**

 4  2  2

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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