

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

3/607 GEELONG ROAD BROOKLYN VIC 3012

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Brooklyn

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

1/93 CYPRESS AVENUE BROOKLYN VIC 3012	\$590,000	14-Mar-25
1C EAMES AVENUE BROOKLYN VIC 3012	\$587,500	21-Jun-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: 25 August 2025



1/93 CYPRESS AVENUE BROOKLYN VIC 3012

3 1 1

Sold Price **\$590,000** Sold Date **14-Mar-25**

Distance **0.35km**



1C EAMES AVENUE BROOKLYN VIC 3012

3 1 1

Sold Price **\$587,500** Sold Date **21-Jun-25**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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