

## 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-Bedrooms, 2.5-Bathrooms, Double Car Garage Completion by September 2026 BROOKLYN VIC 3012

### 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

\$885,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Brooklyn

Period-from

01 Dec 2024

to

30 Nov 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

1/10 VIOLA AVENUE BROOKLYN VIC 3012	\$896,000	15-Nov-25
51 PRIMULA AVENUE BROOKLYN VIC 3012	\$930,000	30-Mar-25
21 PRIMULA AVENUE BROOKLYN VIC 3012	\$940,000	07-Sep-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: 12 December 2025



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**1/10 VIOLA AVENUE BROOKLYN  
VIC 3012**

3 3 1

Sold Price

<sup>RS</sup> **\$896,000**

Sold Date

**15-Nov-25**

Distance

**0.72km**



**51 PRIMULA AVENUE BROOKLYN  
VIC 3012**

4 3 2

Sold Price

**\$930,000**

Sold Date

**30-Mar-25**

Distance

**0.57km**



**21 PRIMULA AVENUE BROOKLYN  
VIC 3012**

4 3 1

Sold Price

<sup>RS</sup> **\$940,000**

Sold Date

**07-Sep-25**

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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