

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

1/19 CYPRESS AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Brooklyn

Period-from

01 Jul 2025

to

30 Jun 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

3/50 CONIFER AVENUE BROOKLYN VIC 3012	\$595,000	24-Aug-19
3/55 CORRIGAN AVENUE BROOKLYN VIC 3012	\$600,000	13-Apr-26
2/4 CARLSSON COURT BROOKLYN VIC 3012	\$620,000	03-Jun-26

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.~~

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**3/50 CONIFER AVENUE
BROOKLYN VIC 3012**

 2  1  1

Sold Price **\$595,000** Sold Date **24-Aug-19**

Distance **0.62km**



**3/55 CORRIGAN AVENUE
BROOKLYN VIC 3012**

 3  1  1

Sold Price **\$600,000** Sold Date **13-Apr-26**

Distance **0.39km**



**2/4 CARLSSON COURT BROOKLYN
VIC 3012**

 2  1  1

Sold Price ^{RS} **\$620,000** Sold Date **03-Jun-26**

Distance **0.49km**

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

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