

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

1/8 CORRIGAN 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Brooklyn

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

41 HEATHER AVENUE BROOKLYN VIC 3012	\$850,000	12-Dec-25
2/28 IRWIN AVENUE ALTONA NORTH VIC 3025	\$835,000	21-Apr-26
2/82 MAY STREET ALTONA NORTH VIC 3025	\$825,000	10-Apr-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.~~

This Statement of Information was prepared on: 13 May 2026

Nathan Gleeson

M 0409 556 584

E nathangleeson@theagency.com.au



41 HEATHER AVENUE BROOKLYN VIC 3012

4 2 1

Sold Price

\$850,000

Sold Date

12-Dec-25

Distance

0.27km



2/28 IRWIN AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price

^{RS} **\$835,000**

Sold Date

21-Apr-26

Distance

1.25km



2/82 MAY STREET ALTONA NORTH VIC 3025

3 2 1

Sold Price

\$825,000

Sold Date

10-Apr-26

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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