

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

2/15 EAMES 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

\$720,000

&

\$790,000

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

| | | |
|-------------------------------------|-----------|-----------|
| 51 EAMES AVENUE BROOKLYN VIC 3012 | \$765,000 | 15-May-26 |
| 12 CYPRESS AVENUE BROOKLYN VIC 3012 | \$760,000 | 24-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: 28 May 2026



51 EAMES AVENUE BROOKLYN VIC 3012 Sold Price

^{RS} **\$765,000** Sold Date **15-May-26**

 3  2  1

Distance **0km**



12 CYPRESS AVENUE BROOKLYN VIC 3012 Sold Price

^{RS} **\$760,000** Sold Date **24-Apr-26**

 3  2  2

Distance **0km**

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

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