

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

2/4 CARLSSON COURT 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

\$585,000

&

\$640,000

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

2/43 EAMES AVENUE BROOKLYN VIC 3012	\$670,000	21-Mar-26
3/4 HEATHER AVENUE BROOKLYN VIC 3012	\$625,000	13-Jan-26
3/55 CORRIGAN AVENUE BROOKLYN VIC 3012	\$600,000	27-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: 11 May 2026


**2/43 EAMES AVENUE BROOKLYN
VIC 3012**

Sold Price

^{RS}
\$670,000

Sold Date

21-Mar-26
 2

 1

 1

Distance

0.46km

**3/4 HEATHER AVENUE BROOKLYN
VIC 3012**

Sold Price

\$625,000

Sold Date

13-Jan-26
 2

 1

 1

Distance

0.62km

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

Sold Price

^{RS}
\$600,000

Sold Date

27-Apr-26
 2

 1

 1

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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