

34 Primula Avenue, Brooklyn Vic 3012



3 Bed 2 Bath 3 Car

Property Type: House

Indicative Selling Price

\$780,000

Median Townhouse Price

Year ending June 2026: \$834,000

Comparable Properties



19 Conifer Avenue BROOKLYN 3012 (REI)

3 Bed 1 Bath 4 Car

Price: \$750,000

Method: Private Sale

Date: 19/08/2026

Property Type: House

Land Size: 725 sqm approx

Agent Comments: Similar size land



447 Blackshaws Road ALTONA NORTH 3025 (REI)

3 Bed 1 Bath 2 Car

Price: \$760,000

Method: Private Sale

Date: 27/07/2026

Property Type: House

Agent Comments: Smaller size land in main road



241 Blackshaws Road ALTONA NORTH 3025 (REI)

3 Bed 1 Bath 1 Car

Price: \$755,000

Method: Private Sale

Date: 31/05/2026

Property Type: House

Agent Comments: Update home in smaller size land on main busy road. Same amount of bedrooms and bathrooms.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb or locality and postcode	34 Primula Avenue, Brooklyn Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$780,000
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Median sale price

Median price	\$834,000	House	x	Suburb	West Footscray
Period - From	01/07/2025	to	30/06/2026	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
19 Conifer Avenue BROOKLYN 3012	\$750,000	19/08/2026
447 Blackshaws Road ALTONA NORTH 3025	\$760,000	27/07/2026
241 Blackshaws Road ALTONA NORTH 3025	\$755,000	31/05/2026

This Statement of Information was prepared on:

23/09/2026 19:17