

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

4 PRIMULA 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,500

Property type

House

Suburb

Brooklyn

Period-from

01 Apr 2025

to

31 Mar 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 RICHARDS COURT BROOKLYN VIC 3012	825000	14-Oct-25
35 STENHOUSE AVENUE BROOKLYN VIC 3012	850000	13-Dec-25
575 GEELONG ROAD BROOKLYN VIC 3012	805000	28-Feb-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: 17 April 2026


**2 RICHARDS COURT BROOKLYN
VIC 3012**
 3  1  1

Sold Price

825000

Sold Date

14-Oct-25

Distance

-


**35 STENHOUSE AVENUE
BROOKLYN VIC 3012**
 4  2  1

Sold Price

850000

Sold Date

13-Dec-25

Distance

-


**575 GEELONG ROAD BROOKLYN
VIC 3012**
 4  2  2

Sold Price

^{RS} **805000**

Sold Date

28-Feb-26

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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