

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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,500

Property type

House

Suburb

Brooklyn

Period-from

01 Aug 2025

to

31 Jul 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

6 PRIMULA AVENUE BROOKLYN VIC 3012	\$847,500	14-May-26
6 VIOLA AVENUE BROOKLYN VIC 3012	\$870,000	-
53 CYPRESS AVENUE BROOKLYN VIC 3012	\$880,000	05-Jan-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 August 2026


**6 PRIMULA AVENUE BROOKLYN
VIC 3012**

Sold Price

\$847,500

Sold Date

14-May-26
 3

 1

 3

Distance

0.02km

**6 VIOLA AVENUE BROOKLYN VIC
3012**

Sold Price

\$870,000

Sold Date

-
 3

 1

 -

Distance

0.84km

**53 CYPRESS AVENUE BROOKLYN
VIC 3012**

Sold Price

\$880,000

Sold Date

05-Jan-26
 3

 1

 1

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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