

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

3/14 STENHOUSE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

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

2/12 CORRIGAN AVENUE BROOKLYN VIC 3012	\$602,000	17-Jul-26
3/50 CONIFER AVENUE BROOKLYN VIC 3012	\$595,000	02-Jul-26
2/1 VIOLA AVENUE BROOKLYN VIC 3012	\$625,000	27-Jun-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: 24 August 2026


**2/12 CORRIGAN AVENUE
BROOKLYN VIC 3012**

 2
  1
  1

Sold Price **\$602,000** Sold Date **17-Jul-26**

Distance **0.12km**


**3/50 CONIFER AVENUE
BROOKLYN VIC 3012**

 2
  1
  1

Sold Price **\$595,000** Sold Date **02-Jul-26**

Distance **0.65km**


**2/1 VIOLA AVENUE BROOKLYN
VIC 3012**

 2
  1
  1

Sold Price **\$625,000** Sold Date **27-Jun-26**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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