

Statement of Information

Single residential property located outside 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Brooklyn

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/26 EAMES AVENUE BROOKLYN VIC 3012	\$605,000	28-Jan-25
3/55 CORRIGAN AVENUE BROOKLYN VIC 3012	\$600,000	13-Apr-26
3/4 HEATHER AVENUE BROOKLYN VIC 3012	\$625,000	13-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09 September 2026


**2/26 EAMES AVENUE BROOKLYN
VIC 3012**

 2
  1
  1

Sold Price

\$605,000

Sold Date

28-Jan-25

Distance

0.13km

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

 3
  1
  1

Sold Price

\$600,000

Sold Date

13-Apr-26

Distance

0.3km

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

 2
  1
  1

Sold Price

\$625,000

Sold Date

13-Jan-26

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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