

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

7/32-34 CYPRESS 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

\$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 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

2/46 MILLERS ROAD BROOKLYN VIC 3012	\$630,000	08-Aug-26
3/32-34 CYPRESS AVENUE BROOKLYN VIC 3012	\$690,000	12-Jul-26
1/2A LYNCH ROAD BROOKLYN VIC 3012	\$561,000	12-Jul-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: 15 September 2026



**2/46 MILLERS ROAD BROOKLYN
VIC 3012**

Sold Price

^{RS}

\$630,000

Sold Date **08-Aug-26**

 2  2  1

Distance **0.55km**



**3/32-34 CYPRESS AVENUE
BROOKLYN VIC 3012**

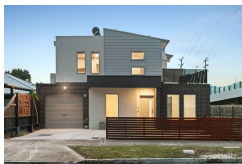
Sold Price

\$690,000

Sold Date **12-Jul-26**

 3  2  1

Distance **0.01km**



**1/2A LYNCH ROAD BROOKLYN VIC
3012**

Sold Price

\$561,000

Sold Date **12-Jul-26**

 2  1  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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