

# 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

9 Richards Court, Brooklyn Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$622,000 Property Type Townhouse Suburb Brooklyn

Period - From 02/06/2024 to 01/06/2025 Source Property Data

### 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 six 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
1	31a Corrigan Av BROOKLYN 3012	\$992,000	27/03/2025
2	80 Third Av ALTONA NORTH 3025	\$925,000	26/02/2025
3	49 Clematis Av ALTONA NORTH 3025	\$967,000	13/02/2025

**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 six months.~~

This Statement of Information was prepared on:

02/06/2025 15:43



3 2 3

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**31a Corrigan Av BROOKLYN 3012 (REI)**

[Agent Comments](#)

4 2 1

**Price:** \$992,000

**Method:** Private Sale

**Date:** 27/03/2025

**Property Type:** Unit



**80 Third Av ALTONA NORTH 3025 (REI/VG)**

[Agent Comments](#)

3 2 2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 26/02/2025

**Property Type:** Townhouse (Single)

**Land Size:** 557 sqm approx



**49 Clematis Av ALTONA NORTH 3025 (REI/VG)**

[Agent Comments](#)

3 2 3

**Price:** \$967,000

**Method:** Sold Before Auction

**Date:** 13/02/2025

**Property Type:** House (Res)

**Land Size:** 325 sqm approx