

## 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

6 VIOLA AVENUE BROOKLYN VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Brooklyn

Period-from

01 May 2025

to

30 Apr 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

35 STENHOUSE AVENUE BROOKLYN VIC 3012	\$850,000	13-Dec-25
53 CYPRESS AVENUE BROOKLYN VIC 3012	\$880,000	07-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: 29 May 2026



**35 STENHOUSE AVENUE  
BROOKLYN VIC 3012**

 4  2  1

Sold Price **\$850,000** Sold Date **13-Dec-25**

Distance **0.59km**



**53 CYPRESS AVENUE BROOKLYN  
VIC 3012**

 3  1  1

Sold Price <sup>RS</sup> **\$880,000** Sold Date **07-Jan-26**

Distance **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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