

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

23 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Brooklyn

Period-from

01 Feb 2025

to

31 Jan 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

1/10 VIOLA AVENUE BROOKLYN VIC 3012	\$896,000	15-Nov-25
5A EAMES AVENUE BROOKLYN VIC 3012	\$1,015,000	18-Oct-25

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.

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**1/10 VIOLA AVENUE BROOKLYN
VIC 3012**

3 3 1

Sold Price **\$896,000** Sold Date **15-Nov-25**

Distance **0.72km**



**5A EAMES AVENUE BROOKLYN
VIC 3012**

3 2 1

Sold Price **\$1,015,000** Sold Date **18-Oct-25**

Distance **0.13km**

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

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