

## 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

18 PRIMULA 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	\$859,000	&	\$949,000
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### 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
28 DELPHIN AVENUE ALTONA NORTH VIC 3025	\$1,111,111	03-Dec-25
8 JOHN STREET ALTONA NORTH VIC 3025	\$895,000	09-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.

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**28 DELPHIN AVENUE ALTONA  
NORTH VIC 3025**

3 1 2

Sold Price

<sup>RS</sup> **\$1,111,111** Sold Date **03-Dec-25**

Distance **0.89km**



**8 JOHN STREET ALTONA NORTH  
VIC 3025**

3 1 1

Sold Price

<sup>RS</sup> **\$895,000** Sold Date **09-Jan-26**

Distance **1.24km**

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

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