

## 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

4/15 CONIFER 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Brooklyn

Period-from

01 Mar 2025

to

28 Feb 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

4/5 NOLAN AVENUE BROOKLYN VIC 3012	\$680,000	05-Dec-25
6/15 CONIFER AVENUE BROOKLYN VIC 3012	\$725,000	22-Nov-25
4/51 CYPRESS AVENUE BROOKLYN VIC 3012	\$680,000	16-Dec-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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**4/5 NOLAN AVENUE BROOKLYN  
VIC 3012**

 3  1  1

Sold Price **\$680,000** Sold Date **05-Dec-25**

Distance **0.58km**



**6/15 CONIFER AVENUE  
BROOKLYN VIC 3012**

 3  2  -

Sold Price **\$725,000** Sold Date **22-Nov-25**

Distance **0km**



**4/51 CYPRESS AVENUE  
BROOKLYN VIC 3012**

 3  2  2

Sold Price **\$680,000** Sold Date **16-Dec-25**

Distance **0.21km**

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

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