

## 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

9/10 HEATHER 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

\$325,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

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

10/10 HEATHER AVENUE BROOKLYN VIC 3012	\$331,000	20-Aug-25
6/10 HEATHER AVENUE BROOKLYN VIC 3012	\$355,000	03-Dec-25
13/10 HEATHER AVENUE BROOKLYN VIC 3012	\$340,000	06-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.~~

This Statement of Information was prepared on: 02 February 2026



**10/10 HEATHER AVENUE  
BROOKLYN VIC 3012**

 2  1  1

Sold Price **\$331,000** Sold Date **20-Aug-25**

Distance **0km**



**6/10 HEATHER AVENUE  
BROOKLYN VIC 3012**

 2  1  1

Sold Price **\$355,000** Sold Date **03-Dec-25**

Distance **0km**



**13/10 HEATHER AVENUE  
BROOKLYN VIC 3012**

 2  1  1

Sold Price **\$340,000** Sold Date **06-Dec-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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