

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

G09/358 MORELAND ROAD BRUNSWICK WEST VIC 3055

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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Brunswick West

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

208/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$470,000	12-Dec-25
3/42 EVERETT STREET BRUNSWICK WEST VIC 3055	\$512,000	07-Dec-25
306/446 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$520,000	15-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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**208/1 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2  2  1

Sold Price ^{RS} **\$470,000** Sold Date **12-Dec-25**

Distance **1.07km**

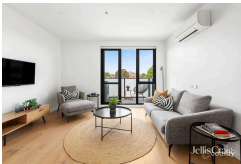


**3/42 EVERETT STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$512,000** Sold Date **07-Dec-25**

Distance **0.68km**



**306/446 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$520,000** Sold Date **15-Dec-25**

Distance **0.49km**

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

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