

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 307/3 Olive York Way, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$460,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 six 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	107/5 Olive York Way BRUNSWICK WEST 3055	\$455,000	13/12/2025
2	406/1 Olive York Way BRUNSWICK WEST 3055	\$460,000	05/12/2025
3	109/2 Olive York Way BRUNSWICK WEST 3055	\$435,000	11/10/2025

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 six months.~~

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Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

Year ending December 2025: \$527,500

 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

2 bedroom modern apartment with balcony space



Comparable Properties



107/5 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Similar location, accommodation, and amenities

Price: \$455,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment



406/1 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Similar location, accommodation, and amenities

Price: \$460,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment



109/2 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Similar location, accommodation, and amenities

Price: \$435,000

Method: Private Sale

Date: 11/10/2025

Property Type: Apartment

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