

# 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 g04/446 Moreland Road, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$587,500 Property Type Unit Suburb Brunswick West

Period - From 01/07/2025 to 30/09/2025 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	108/358 Moreland Rd BRUNSWICK WEST 3055	\$495,000	09/10/2025
2	604/3 Olive York Way BRUNSWICK WEST 3055	\$510,000	25/09/2025
3	710/3 Olive York Way BRUNSWICK WEST 3055	\$470,000	23/09/2025

**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.~~

This Statement of Information was prepared on: 16/12/2025 14:38

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

September quarter 2025: \$587,500



2   1   1

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**108/358 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

2   1   1

Very Comparable apartment and location.

**Price:** \$495,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** Apartment



**604/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

2   1   1

close by around the corner, off a main road but in a high rise building, a lot of apartments in the complex.

**Price:** \$510,000

**Method:** Private Sale

**Date:** 25/09/2025

**Property Type:** Apartment



**710/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

2   1   1

close by around the corner, off a main road but in a high rise building, a lot of apartments in the complex.

**Price:** \$470,000

**Method:** Private Sale

**Date:** 23/09/2025

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9387 5888



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