

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

203/12 OLIVE YORK WAY 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

\$459,000

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2024

to

31 Oct 2025

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

306/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$475,000	05-Sep-25
210/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$480,000	30-Jun-25
22/508-510 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$530,000	21-Aug-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: 01 November 2025

**306/2 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

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Sold Price **\$475,000** Sold Date **05-Sep-25**Distance **0.09km****210/3 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

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Sold Price **\$480,000** Sold Date **30-Jun-25**Distance **0.12km****22/508-510 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

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Sold Price **\$530,000** Sold Date **21-Aug-25**Distance **0.71km****RS** = Recent sale**UN** = Undisclosed Sale

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