

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 506/12 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2026 to 31/03/2026 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	514/37-43 Breese St BRUNSWICK 3056	\$525,000	05/04/2026
2	112/7 Aspen St MOONEE PONDS 3039	\$515,000	12/03/2026
3	9/508-510 Moreland Rd BRUNSWICK WEST 3055	\$527,500	06/03/2026

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: 23/04/2026 17:01



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2026: \$495,000

Comparable Properties



514/37-43 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 05/04/2026

Property Type: Apartment



112/7 Aspen St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 12/03/2026

Property Type: Apartment



9/508-510 Moreland Rd BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$527,500

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment