

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

102/12 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

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2025

to

28 Feb 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

108/3 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$329,999	23-Apr-25
212/3 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$340,000	21-Oct-24
203/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$331,000	20-Jan-26

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: 05 March 2026



**108/3 DUGGAN STREET
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$329,999** Sold Date **23-Apr-25**

Distance **0km**



**212/3 DUGGAN STREET
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$340,000** Sold Date **21-Oct-24**

Distance **0km**



**203/8 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price **\$331,000** Sold Date **20-Jan-26**

Distance **0km**

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

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