

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

103/3 DUGGAN STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Dec 2024

to

30 Nov 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

710/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$470,000	15-Sep-25
306/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$475,000	05-Sep-25
801/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$453,000	08-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: 02 December 2025



**710/3 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$470,000** Sold Date **15-Sep-25**

Distance **0.12km**



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

2 1 1

Sold Price **\$475,000** Sold Date **05-Sep-25**

Distance **0.09km**



**801/3 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$453,000** Sold Date **08-Aug-25**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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