

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

109/3 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Brunswick West

Period - From 01/07/2024 to 30/06/2025 Source Property Data

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	511/3 Olive York Way BRUNSWICK WEST 3055	\$400,000	14/05/2025
2	212/3 Olive York Way BRUNSWICK WEST 3055	\$380,000	26/03/2025
3	302/8 Olive York Way BRUNSWICK WEST 3055	\$426,000	14/01/2025

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:

01/07/2025 17:42

109/3 Olive York Way, Brunswick West Vic 3055

WHITEFOX

Joseph Falso

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 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

01/07/2024 - 30/06/2025: \$480,000

Comparable Properties



511/3 Olive York Way BRUNSWICK WEST 3055 (REI)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 14/05/2025

Property Type: Apartment



212/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 26/03/2025

Property Type: Apartment



302/8 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

 2  1  1

Price: \$426,000

Method: Private Sale

Date: 14/01/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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