

## 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

110/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$599,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2024

to

30 Sep 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 5/481 ALBION STREET BRUNSWICK WEST VIC 3055  | \$595,000 | 30-May-25 |
| 6/481 ALBION STREET BRUNSWICK WEST VIC 3055  | \$560,000 | 30-May-25 |
| 304/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055 | \$547,000 | 05-Jun-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: 10 October 2025



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**5/481 ALBION STREET  
BRUNSWICK WEST VIC 3055**

2 2 1

Sold Price **\$595,000** Sold Date **30-May-25**

Distance **0.16km**



**6/481 ALBION STREET  
BRUNSWICK WEST VIC 3055**

2 2 1

Sold Price **\$560,000** Sold Date **30-May-25**

Distance **0.16km**



**304/1 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

2 2 1

Sold Price **\$547,000** Sold Date **05-Jun-25**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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