

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

18/558 MORELAND ROAD 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

14/39-41 MURRAY STREET BRUNSWICK WEST VIC 3055	\$285,000	14-Nov-24
18/39-41 MURRAY STREET BRUNSWICK WEST VIC 3055	\$265,000	07-Nov-24
5/13 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$260,000	16-Dec-24

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: 26 April 2025



**14/39-41 MURRAY STREET
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$285,000** Sold Date **14-Nov-24**

Distance **1.07km**



**18/39-41 MURRAY STREET
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$265,000** Sold Date **07-Nov-24**

Distance **1.07km**



**5/13 PASSFIELD STREET
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$260,000** Sold Date **16-Dec-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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