

## 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

203/12 OLIVE YORK WAY 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

\$480,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2024

to

31 Oct 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 306/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055     | \$475,000 | 05-Sep-25 |
| 210/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055     | \$480,000 | 30-Jun-25 |
| 22/508-510 MORELAND ROAD BRUNSWICK WEST VIC 3055 | \$530,000 | 21-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: 01 November 2025

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

2 1 1

Sold Price **\$475,000** Sold Date **05-Sep-25**Distance **0.09km****210/3 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$480,000** Sold Date **30-Jun-25**Distance **0.12km****22/508-510 MORELAND ROAD  
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$530,000** Sold Date **21-Aug-25**Distance **0.71km****RS** = Recent sale**UN** = Undisclosed Sale

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