

## 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

304/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2024

to

30 Apr 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

604/1 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$560,000	08-Nov-24
806/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$560,000	06-Feb-24
102/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055	\$530,000	19-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: 09 May 2025



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**604/1 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

2 2 1

Sold Price **\$560,000** Sold Date **08-Nov-24**

Distance **0km**



**806/3 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

2 2 1

Sold Price Sold Date **06-Feb-24**

Distance **0km**



**102/2-4 MURRAY STREET  
BRUNSWICK WEST VIC 3055**

2 2 1

Sold Price **\$530,000** Sold Date **19-Dec-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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