

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/46 MURRAY STREET 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

\$500,000

&

\$550,000

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 five kilometres of the property for sale in the last 18 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

G17/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	562500	22-Oct-24
102/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055	530000	19-Dec-24
1/115 WILSON STREET MOONEE PONDS VIC 3039	585000	22-Jan-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10 April 2025



**G17/8 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

2 2 1

Sold Price **562500** Sold Date **22-Oct-24**

Distance **0.11km**



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

2 2 1

Sold Price **530000** Sold Date **19-Dec-24**

Distance **0.25km**



**1/115 WILSON STREET MOONEE
PONDS VIC 3039**

2 2 1

Sold Price **585000** Sold Date **22-Jan-25**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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