

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

458 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,000

Property type

House

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

63 DEVON AVENUE COBURG VIC 3058	\$1,130,000	21-Dec-24
133 PEARSON STREET BRUNSWICK WEST VIC 3055	\$1,200,000	27-Feb-25
23 HOOPER CRESCENT BRUNSWICK WEST VIC 3055	\$1,185,000	17-May-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: 23 May 2025



63 DEVON AVENUE COBURG VIC 3058

2 1 1

Sold Price

\$1,130,000

Sold Date

21-Dec-24

Distance

0.59km



133 PEARSON STREET BRUNSWICK WEST VIC 3055

3 1 2

Sold Price

^{RS} **\$1,200,000**

Sold Date

27-Feb-25

Distance

1.07km



23 HOOPER CRESCENT BRUNSWICK WEST VIC 3055

2 1 2

Sold Price

^{RS} **\$1,185,000** ^{UN}

Sold Date

17-May-25

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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