

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

508/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$325,000 & \$330,000

Median sale price

Median price \$455,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 six 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
1	G11/12 Olive York Way BRUNSWICK WEST 3055	\$315,000	16/04/2025
2	316/8 Olive York Way BRUNSWICK WEST 3055	\$320,000	11/02/2025
3	103/8 Olive York Way BRUNSWICK WEST 3055	\$316,000	23/01/2025

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 six months.~~

This Statement of Information was prepared on:

08/05/2025 11:57



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$325,000 - \$330,000

Median Unit Price

March quarter 2025: \$455,500

Comparable Properties



G11/12 Olive York Way BRUNSWICK WEST 3055 (REI)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 16/04/2025

Property Type: Apartment



316/8 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 11/02/2025

Property Type: Apartment



103/8 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1 1 1

Price: \$316,000

Method: Private Sale

Date: 23/01/2025

Property Type: Apartment