

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

602/5 OLIVE YORK WAY 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2025

to

31 Dec 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

208/446 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$330,000	20-Dec-25
101/446 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$347,000	27-Jul-25
4/5 ALLARD STREET BRUNSWICK WEST VIC 3055	\$360,000	30-Nov-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: 15 January 2026



**208/446 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price

^{RS} **\$330,000** Sold Date **20-Dec-25**

Distance **0.74km**



**101/446 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

1 1 1

Sold Price

\$347,000 Sold Date **27-Jul-25**

Distance **0.74km**



**4/5 ALLARD STREET BRUNSWICK
WEST VIC 3055**

1 1 1

Sold Price

^{RS} **\$360,000** Sold Date **30-Nov-25**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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