

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

701/3 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2024

to

30 Sep 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

109/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$398,000	26-Jul-25
210/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$480,000	30-Jun-25
604/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$510,000	25-Sep-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: 14 October 2025


**109/3 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price **\$398,000** Sold Date **26-Jul-25**

Distance **0km**


**210/3 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price **\$480,000** Sold Date **30-Jun-25**

Distance **0km**


**604/3 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **25-Sep-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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