

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

8/196-198 MORELAND ROAD BRUNSWICK VIC 3056

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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2024

to

31 Jul 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

202/1-31 LUX WAY BRUNSWICK VIC 3056	\$660,000	28-Apr-25
3/2 COOPER STREET BRUNSWICK WEST VIC 3055	\$662,500	20-Feb-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: 19 August 2025

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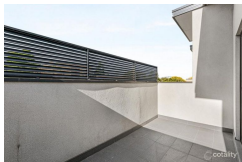


**202/1-31 LUX WAY BRUNSWICK
VIC 3056**

Sold Price **\$660,000** Sold Date **28-Apr-25**

 2  2  1

Distance **1.05km**



**3/2 COOPER STREET BRUNSWICK
WEST VIC 3055**

Sold Price **\$662,500** Sold Date **20-Feb-25**

 2  2  1

Distance **0.96km**

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

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