

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

8/520 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$489,000

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	6/508-510 Moreland Rd BRUNSWICK WEST 3055	\$480,000	09/04/2025
2	6/500 Moreland Rd BRUNSWICK WEST 3055	\$440,000	28/01/2025
3	6/556 Moreland Rd BRUNSWICK WEST 3055	\$420,000	25/11/2024

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:

23/04/2025 15:49



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$489,000
Median Unit Price
March quarter 2025: \$455,500

Comparable Properties



6/508-510 Moreland Rd BRUNSWICK WEST 3055 (REI) Agent Comments

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Price: \$480,000
Method: Private Sale
Date: 09/04/2025
Property Type: Unit

6/500 Moreland Rd BRUNSWICK WEST 3055 (VG) Agent Comments

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Price: \$440,000
Method: Sale
Date: 28/01/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



6/556 Moreland Rd BRUNSWICK WEST 3055 (REI/VG) Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 25/11/2024
Property Type: Unit

Account - Barry Plant | P: 03 94605066 | F: 03 94605100