

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 4/608 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$501,000 Property Type Unit Suburb Brunswick West

Period - From 01/07/2024 to 30/06/2025 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	106/1142 Mt Alexander Rd ESSENDON 3040	\$310,000	18/06/2025
2	10/264 Hope St BRUNSWICK WEST 3055	\$290,000	28/05/2025
3	4/13 Hopetoun Av BRUNSWICK WEST 3055	\$290,000	17/05/2025

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: 16/09/2025 08:48



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

Year ending June 2025: \$501,000

Comparable Properties



106/1142 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments

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Price: \$310,000

Method: Private Sale

Date: 18/06/2025

Property Type: Apartment



10/264 Hope St BRUNSWICK WEST 3055 (REI)

Agent Comments

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Price: \$290,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



4/13 Hopetoun Av BRUNSWICK WEST 3055 (REI)

Agent Comments

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Price: \$290,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Unit

Account - Love & Co



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