

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

2/612 MORELAND ROAD 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2025

to

31 Mar 2026

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

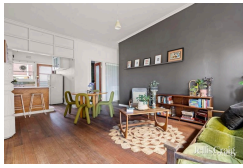
Date of sale

6/546 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$485,000	29-Jan-26
10/13 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$465,000	22-Oct-25
23/13 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$445,000	16-Dec-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: 08 April 2026

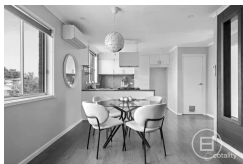

**6/546 MORELAND ROAD
BRUNSWICK WEST VIC 3055**
 2  1  1

 Sold Price **\$485,000** Sold Date **29-Jan-26**

 Distance **0.54km**

**10/13 HOPETOUN AVENUE
BRUNSWICK WEST VIC 3055**
 2  1  1

 Sold Price **\$465,000** Sold Date **22-Oct-25**

 Distance **0.64km**

**23/13 HOPETOUN AVENUE
BRUNSWICK WEST VIC 3055**
 2  1  1

 Sold Price **\$445,000** Sold Date **16-Dec-25**

 Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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