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: 22/508-510 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $547,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2025 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	2/388 Albion St BRUNSWICK WEST 3055	$490,000	23/07/2025
2	8/520 Moreland Rd BRUNSWICK WEST 3055	$480,000	27/05/2025
3	6/508-510 Moreland Rd BRUNSWICK WEST 3055	$480,000	05/04/2025

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: 20/08/2025 14:40

22/508-510 Moreland Road, Brunswick West Vic 3055

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
June quarter 2025: $547,000

Comparable Properties



2/388 Albion St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 23/07/2025
Property Type: Unit

Agent Comments

Similar Style Unit within 2km



8/520 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 27/05/2025
Property Type: Unit

Agent Comments

Similar Style Unit within 2km



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

2 1 1

Price: $480,000
Method: Private Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments

Similar Style Unit within 2km

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