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	8/546 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 & $490,000

Median sale price

Median price $527,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2025 to 31/12/2025 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	1/8 Passfield St BRUNSWICK WEST 3055	$475,000	20/03/2026
2	8/18 Raleigh St ESSENDON 3040	$500,000	04/03/2026
3	6/546 Moreland Rd BRUNSWICK WEST 3055	$485,000	29/01/2026

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: 26/03/2026 13:21

8/546 Moreland Road, Brunswick West Vic 3055

JellisCraig

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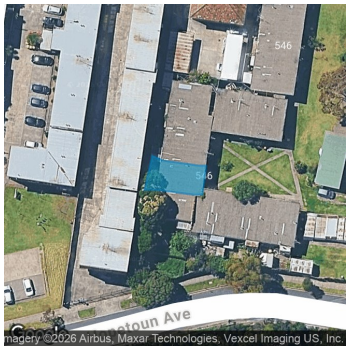

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$450,000 - $490,000
Median Unit Price
Year ending December 2025: $527,500

Comparable Properties



1/8 Passfield St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $475,000
Method: Private Sale
Date: 20/03/2026
Property Type: Unit

Agent Comments



8/18 Raleigh St ESSENDON 3040 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 04/03/2026
Property Type: Unit

Agent Comments



6/546 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $485,000
Method: Private Sale
Date: 29/01/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE

propertydata .com.au

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