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	205/358 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between $470,000 & $500,000

Median sale price

Median price $495,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2026 to 31/03/2026 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	5/490-492 Moreland Rd BRUNSWICK WEST 3055	$462,000	27/03/2026
2	306/446 Moreland Rd BRUNSWICK WEST 3055	$520,000	15/12/2025
3	12/444 Albion St BRUNSWICK WEST 3055	$520,000	15/11/2025

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: 07/05/2026 11:58

205/358 Moreland Road, Brunswick West Vic 3055

JellisCraig

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au

Indicative Selling Price
$470,000 - $500,000
Median Unit Price
March quarter 2026: $495,000



2 | 1 | basement parking

Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: subdivision sqm approx

Agent Comments

The unit is in a contemporary block. The sale of the units sold in 2025 were prior to 2 recent interest rate rises. I have taken the interest rates into account. The position of the subject unit is in a better location than 490 Moreland Rd.

Comparable Properties



5/490-492 Moreland Rd BRUNSWICK WEST 3055 (REI)

2 | 1 | 1

Agent Comments

Price: $462,000
Method: Private Sale
Date: 27/03/2026
Property Type: Apartment



306/446 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

2 | 1 | 1

Agent Comments

Price: $520,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment



12/444 Albion St BRUNSWICK WEST 3055 (REI/VG)

2 | 1 | 1

Agent Comments

Price: $520,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Apartment

REIV THE DIFFERENCE | propertydata.com.au

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