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	104/358 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	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$557,500	Property type	Unit	Suburb	Brunswick West
Period-from	01 Jul 2025	to	30 Jun 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.

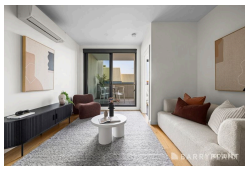
Address of comparable property	Price	Date of sale
G09/358 MORELAND ROAD BRUNSWICK WEST VIC 3055	$523,000	16-May-26
4/1 JOLLEY STREET BRUNSWICK WEST VIC 3055	$565,000	26-May-26
7/129 MELVILLE ROAD BRUNSWICK WEST VIC 3055	$568,000	16-Mar-26

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: 28 July 2026

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G09/358 MORELAND ROAD BRUNSWICK WEST VIC 3055

2 2 1

Sold Price **$523,000** Sold Date **16-May-26**

Distance **0km**

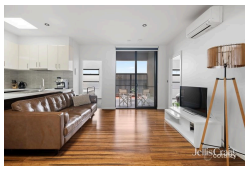


4/1 JOLLEY STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **$565,000** Sold Date **26-May-26**

Distance **0.58km**



7/129 MELVILLE ROAD BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **$568,000** Sold Date **16-Mar-26**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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