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	8/196-198 MORELAND ROAD BRUNSWICK VIC 3056

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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Aug 2024	to	31 Jul 2025	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.~~

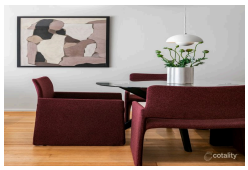
Address of comparable property	Price	Date of sale
202/1-31 LUX WAY BRUNSWICK VIC 3056	$660,000	28-Apr-25
3/2 COOPER STREET BRUNSWICK WEST VIC 3055	$662,500	20-Feb-25

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: 19 August 2025

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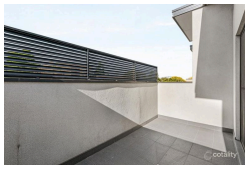


202/1-31 LUX WAY BRUNSWICK VIC 3056

2 2 1

Sold Price **$660,000** Sold Date **28-Apr-25**

Distance **1.05km**



3/2 COOPER STREET BRUNSWICK WEST VIC 3055

2 2 1

Sold Price **$662,500** Sold Date **20-Feb-25**

Distance **0.96km**

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

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