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	1/476 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between $775,000 & $850,000

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	2/2 Oberon St COBURG 3058	$765,000	02/08/2025
2	476a Moreland Rd BRUNSWICK WEST 3055	$885,000	14/07/2025
3	4/388 Moreland Rd BRUNSWICK WEST 3055	$795,000	03/06/2025

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: 30/09/2025 14:30

1/476 Moreland Road, Brunswick West Vic 3055

Chris Vitsent
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3 1 2

Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price
$775,000 - $850,000
Median Unit Price
June quarter 2025: $547,000

Comparable Properties



2/2 Oberon St COBURG 3058 (REI/VG)

3 2 2

Price: $765,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 513 sqm approx

Agent Comments

Nicely appointed in a quiet pocket of coburg



476a Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $885,000
Method: Private Sale
Date: 14/07/2025
Rooms: 5
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments

Less parking but back of the block so quiet



4/388 Moreland Rd BRUNSWICK WEST 3055 (REI/VG)

3 1 1

Price: $795,000
Method: Private Sale
Date: 03/06/2025
Property Type: Townhouse (Single)

Agent Comments

Slightly more central location but one less parking

Account - Jellis Craig | P: 03 9387 5888

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