

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

306/2 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$435,000

&

\$475,000

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	D113/460 Victoria St BRUNSWICK 3056	\$444,000	02/07/2025
2	210/3 Olive York Way BRUNSWICK WEST 3055	\$480,000	30/06/2025
3	806/1 Olive York Way BRUNSWICK WEST 3055	\$460,000	04/02/2025

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:

24/07/2025 16:41

306/2 Olive York Way, Brunswick West Vic 3055

**Jellis
Craig**

Cameron Pritchard

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Indicative Selling Price

\$435,000 - \$475,000

Median Unit Price

June quarter 2025: \$547,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



D113/460 Victoria St BRUNSWICK 3056 (REI)

2 1 1

Price: \$444,000

Method: Private Sale

Date: 02/07/2025

Property Type: Apartment

Agent Comments

Similar sized complex, about the same age, but this is located in Brunswick not Brunswick West



210/3 Olive York Way BRUNSWICK WEST 3055 (REI)

2 1 1

Price: \$480,000

Method: Private Sale

Date: 30/06/2025

Property Type: Apartment

Agent Comments

Pretty comparable here being in the same street. This property is a newer that 306/2 Olive York Way.



806/1 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: \$460,000

Method: Private Sale

Date: 04/02/2025

Property Type: Apartment

Agent Comments

Very comparable being over the road from 2 Olive York Way, is a newer property but seems smaller.

Account - Jellis Craig | P: 03 9387 5888



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