

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

482 Moreland Road, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,332,500

Property Type

House

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		
3		

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:

23/07/2025 10:37

482 Moreland Road, Brunswick West Vic 3055



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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2025: \$1,332,500



4 3 3

Property Type: House
Land Size: 457 sqm approx
Agent Comments

Comparable Properties

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. No comparable homes of this size in this condition for sale in the area on a main road.

Account - Jellis Craig | P: 03 9387 5888



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