

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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

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

2/11 BARNINGHAM STREET BRUNSWICK VIC 3056	\$690,000	13-Jun-25
305/273 LYGON STREET BRUNSWICK VIC 3056	\$735,000	16-Jun-25
2/262 REYNARD STREET COBURG VIC 3058	\$780,000	21-Jun-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: 04 August 2025

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**2/11 BARNINGHAM STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price

^{RS} **\$690,000**

Sold Date

13-Jun-25

Distance

1.24km



**305/273 LYGON STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price

\$735,000

Sold Date

16-Jun-25

Distance

1.82km



**2/262 REYNARD STREET COBURG
VIC 3058**

2 2 1

Sold Price

^{RS} **\$780,000**

Sold Date

21-Jun-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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