

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

6/432 MORELAND ROAD BRUNSWICK WEST VIC 3055

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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2024

to

30 Jun 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

1/578 BELL STREET PASCOE VALE SOUTH VIC 3044	\$690,000	02-Apr-25
7/432 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$725,000	25-Mar-25
582A BELL STREET PASCOE VALE SOUTH VIC 3044	\$730,000	22-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: 31 July 2025



**1/578 BELL STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price

\$690,000

Sold Date

02-Apr-25



3



1



2

Distance

1.89km



**7/432 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

Sold Price

\$725,000

Sold Date

25-Mar-25



3



2



1

Distance

0km



**582A BELL STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price

\$730,000

Sold Date

22-Feb-25



3



1



2

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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