

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

19/558 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Sep 2025

to

31 Aug 2026

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

5/456 ALBION STREET BRUNSWICK WEST VIC 3055	\$275,000	07-May-26
10/448 ALBION STREET BRUNSWICK WEST VIC 3055	\$280,000	02-Apr-26
2/29 RALEIGH STREET ESSENDON VIC 3040	\$285,000	12-Mar-26

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: 01 September 2026



**5/456 ALBION STREET
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$275,000** Sold Date **07-May-26**

Distance **1.01km**



**10/448 ALBION STREET
BRUNSWICK WEST VIC 3055**

 1  -  1

Sold Price **\$280,000** Sold Date **02-Apr-26**

Distance **1.08km**



**2/29 RALEIGH STREET ESSENDON
VIC 3040**

 1  1  1

Sold Price **\$285,000** Sold Date **12-Mar-26**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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