

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

405/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Brunswick West

Period - From 01/04/2026 to 30/06/2026 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	4/12 Olive York Way BRUNSWICK WEST 3055	\$350,000	27/05/2026
2	211/12 Olive York Way BRUNSWICK WEST 3055	\$330,000	20/05/2026
3	102/12 Olive York Way BRUNSWICK WEST 3055	\$338,000	24/04/2026

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:

16/07/2026 11:41



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



4/12 Olive York Way BRUNSWICK WEST 3055 (REI)



Price: \$350,000

Method: Private Sale

Date: 27/05/2026

Property Type: Apartment

Agent Comments

Very comparable property, in the same street, this one has slightly large out door space. No real views here as its on the ground floor.

211/12 Olive York Way BRUNSWICK WEST 3055 (REI)



Price: \$330,000

Method: Private Sale

Date: 20/05/2026

Property Type: Apartment

Agent Comments

Very Comparable property, located in the same street. Located on level 1, not as good views.



102/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)



Price: \$338,000

Method: Private Sale

Date: 24/04/2026

Property Type: Apartment

Agent Comments

very comparable property, located in the same street but 3 levels lower, less views.