

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

408 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,352,500

Property type

House

Suburb

Brunswick West

Period-from

01 Jun 2025

to

31 May 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

511 ALBION STREET BRUNSWICK WEST VIC 3055	\$1,041,000	25-Jan-26
70 COONANS ROAD PASCOE VALE SOUTH VIC 3044	\$1,150,000	17-Apr-26
102 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$1,200,000	13-Jan-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: 15 June 2026


**511 ALBION STREET BRUNSWICK
WEST VIC 3055**

 4
  1
  4

Sold Price

\$1,041,000

Sold Date

25-Jan-26

Distance

0.76km

**70 COONANS ROAD PASCOE
VALE SOUTH VIC 3044**

 4
  1
  1

Sold Price

\$1,150,000

Sold Date

17-Apr-26

Distance

1.09km

**102 MELVILLE ROAD BRUNSWICK
WEST VIC 3055**

 3
  1
  -

Sold Price

\$1,200,000

Sold Date

13-Jan-26

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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