

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
504/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$588,000 Property Type Unit Suburb Brunswick West
Period - From 01/10/2025 to 31/12/2025 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	203/8 Olive York Way BRUNSWICK WEST 3055	\$331,000	20/01/2026
2	208/446 Moreland Rd BRUNSWICK WEST 3055	\$330,000	20/12/2025
3	210/12 Olive York Way BRUNSWICK WEST 3055	\$325,500	18/08/2025

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:

10/02/2026 16:50



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

December quarter 2025: \$588,000

Comparable Properties



203/8 Olive York Way BRUNSWICK WEST 3055 (REI)



Price: \$331,000

Method: Private Sale

Date: 20/01/2026

Property Type: Apartment

Agent Comments



208/446 Moreland Rd BRUNSWICK WEST 3055 (REI)



Price: \$330,000

Method: Private Sale

Date: 20/12/2025

Property Type: Apartment

Agent Comments



210/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)



Price: \$325,500

Method: Private Sale

Date: 18/08/2025

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951