

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

205/4 Breese Street, Brunswick VIC 3056

Indicative selling price

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

Range of between

\$500,000	&	\$550,000
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Median sale price

Median unit price

\$570,000

Suburb

Brunswick VIC 3056

Period - From

Feb 2024	to	Jan 2025
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Source

REA Data

Comparable property sales

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
C105/460 Victoria Street Brunswick VIC 3056	\$504,000	23/11/2024
102/12-32 Lux Way Brunswick VIC 3056	\$552,000	8/2/2025
105/17 Union St Brunswick VIC 3056	\$560,000	13/1/2025