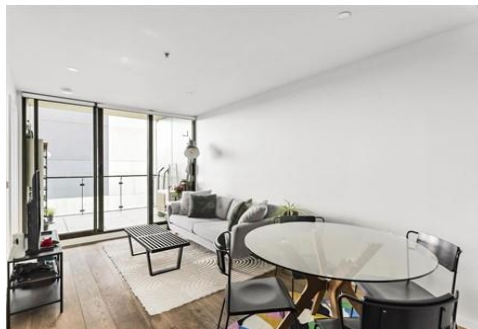


## 120/37-43 Breese Street, Brunswick Vic 3056



**2 Bed 2 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$440,000 - \$480,000  
**Median House Price**  
 Year ending September 2024:  
 \$590,000

### Comparable Properties



#### 214/37-43 Breese Street, Brunswick 3056 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** Unit  
**Agent Comments:** Two bed apartment located in the same block



#### 314/37-43 Breese Street, Brunswick 3056 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** Apartment  
**Agent Comments:** Two bed apartment located in the same block



#### 206/37 Breese Street, Brunswick 3056 (VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$495,000  
**Method:** Sale  
**Date:** 03/09/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit  
**Agent Comments:** Two bed apartment located in the same block

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

120/37-43 Breese Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$440,000

&

\$480,000

#### Median sale price

Median price

\$590,000

Unit

x

Suburb

Brunswick

Period - From

01/10/2023

to

30/09/2024

Source

REIV

#### 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
214/37-43 Breese Street, BRUNSWICK 3056	\$470,000	24/10/2024
314/37-43 Breese Street, BRUNSWICK 3056	\$445,000	09/10/2024
206/37 Breese Street, BRUNSWICK 3056	\$495,000	03/09/2024

This Statement of Information was prepared on:

06/01/2025 18:56