

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

113/26 BREESE STREET BRUNSWICK VIC 3056

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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

501/4 BREESE STREET BRUNSWICK VIC 3056	\$385,000	14-Mar-25
110/812 SYDNEY ROAD BRUNSWICK VIC 3056	\$371,500	10-Oct-24
307/812 SYDNEY ROAD BRUNSWICK VIC 3056	\$370,000	07-Jan-25

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: 07 April 2025



**501/4 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price

RS

\$385,000

Sold Date

14-Mar-25

Distance

0.11km



**110/812 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price

\$371,500

Sold Date

10-Oct-24

Distance

0.56km



**307/812 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price

\$370,000

Sold Date

07-Jan-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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