

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	301/4 Breese Street Brunswick, 3056
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Indicative selling price

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

Range between	\$490,000 & \$530,000
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Median sale price

Median price	\$630,000	Property Type	NOT PROVIDED	Suburb	BRUNSWICK
Period - From	31-Mar-2024	to	28-Feb-2025	Source	realestate.com.au

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
1	206/800 Sydney Road, Brunswick, Vic 3056	\$580,000	08-Mar-2025
2	316/37-43 Breese Street, Brunswick, Vic 3056	\$493,000	11-Feb-2025
3	302/15 Breese Street, Brunswick, Vic 3056	\$570,000	19-Dec-2024

This statement of information was prepared on 12-Apr-2025 at 10:52:54 PM AEST