

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

102/33-35 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

505/33-35 BREESE STREET BRUNSWICK VIC 3056	\$660,000	30-May-24
103/33-35 BREESE STREET BRUNSWICK VIC 3056	\$565,000	25-Sep-25
31/10 BREESE STREET BRUNSWICK VIC 3056	\$691,000	18-Apr-24

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: 17 October 2025



505/33-35 BREESE STREET BRUNSWICK VIC 3056

2 2 1

Sold Price **\$660,000** Sold Date **30-May-24**

Distance **0km**



103/33-35 BREESE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **\$565,000[~]** Sold Date **25-SEP-25**

Distance **0km**



31/10 BREESE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **\$691,000** Sold Date **18-Apr-24**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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