

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

213/37-43 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2024

to

30 Jun 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

120/37-43 BREESE STREET BRUNSWICK VIC 3056	\$480,500	11-Feb-25
316/37-43 BREESE STREET BRUNSWICK VIC 3056	\$493,000	11-Feb-25
218/37-43 BREESE STREET BRUNSWICK VIC 3056	\$452,000	20-Feb-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 July 2025



**120/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price

\$480,500

Sold Date

11-Feb-25

Distance

0km



**316/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price

\$493,000

Sold Date

11-Feb-25

Distance

0km



**218/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price

\$452,000

Sold Date

20-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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