

## 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

404/2-6 DUCKETT STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2024

to

30 Apr 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
113/26 BREESE STREET BRUNSWICK VIC 3056	\$370,000	27-Apr-25
202/10-14 HOPE STREET BRUNSWICK VIC 3056	\$395,000	30-Apr-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: 21 May 2025



## 501/4 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **\$385,000** Sold Date **14-Mar-25**

Distance **0.09km**



## 113/26 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price <sup>RS</sup> **\$370,000** <sup>UN</sup> Sold Date **27-Apr-25**

Distance **0.1km**



## 202/10-14 HOPE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price <sup>RS</sup> **\$395,000** Sold Date **30-Apr-25**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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