

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

101/33-35 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

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2025

to

31 Mar 2026

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

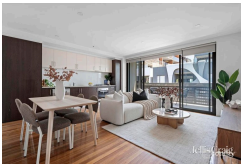
Date of sale

302/32 BREESE STREET BRUNSWICK VIC 3056	\$521,000	12-Feb-26
102/33-35 BREESE STREET BRUNSWICK VIC 3056	\$525,000	07-Nov-25
303/2-6 DUCKETT STREET BRUNSWICK VIC 3056	\$599,000	06-Oct-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 2026



**302/32 BREESE STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$521,000** Sold Date **12-Feb-26**

Distance **0.05km**

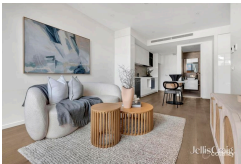


**102/33-35 BREESE STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$525,000** Sold Date **07-Nov-25**

Distance **0km**



**303/2-6 DUCKETT STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$599,000** Sold Date **06-Oct-25**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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