

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

515/37-43 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$578,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 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	113/26 Breese St BRUNSWICK 3056	\$370,000	27/04/2025
2	7/5 Mitchell St BRUNSWICK 3056	\$360,000	23/04/2025
3	703/601 Sydney Rd BRUNSWICK 3056	\$363,230	12/03/2025

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Apartment
Land Size: 45 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
March quarter 2025: \$578,000

Comparable Properties



113/26 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 27/04/2025
Property Type: Apartment



7/5 Mitchell St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 23/04/2025
Rooms: 2
Property Type: Apartment



703/601 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$363,230
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

