Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |515/37-43 Breese Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au/	underquot	ing		
Range betweer	\$350,000		&		\$380,000			
Median sale p	rice							
Median price	\$578,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress 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:

21/05/2025 11:15



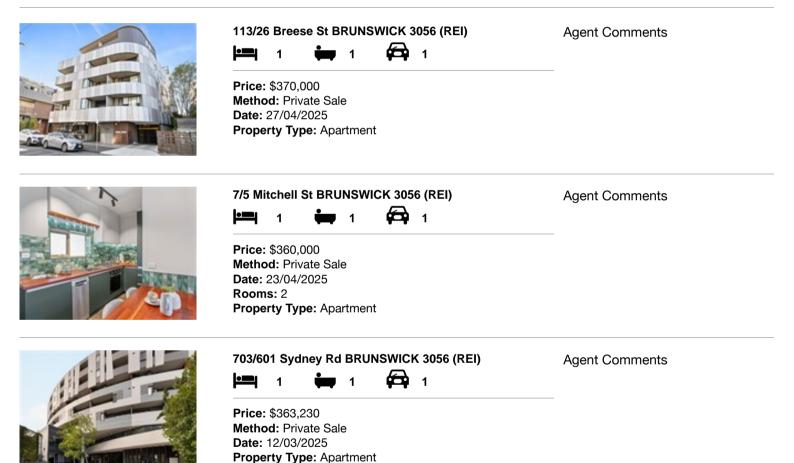


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Property Type: Apartment **Land Size:** 45 sqm approx Agent Comments Indicative Selling Price \$350,000 - \$380,000 Median Unit Price March quarter 2025: \$578,000

Comparable Properties



Account - Jellis Craig | P: 03 9387 5888



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