

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

204/4 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

\$410,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2025

to

30 Apr 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

408/10-14 HOPE STREET BRUNSWICK VIC 3056	\$410,000	05-Dec-25
402/20 BREESE STREET BRUNSWICK VIC 3056	\$425,000	19-Jan-26
514/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$420,000	30-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.~~

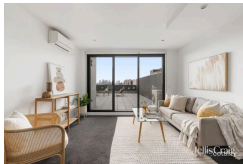
This Statement of Information was prepared on: 13 May 2026

**408/10-14 HOPE STREET
BRUNSWICK VIC 3056**

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Sold Price **\$410,000** Sold Date **05-Dec-25**Distance **0.04km****402/20 BREEZE STREET
BRUNSWICK VIC 3056**

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Sold Price **\$425,000** Sold Date **19-Jan-26**Distance **0.07km****514/601 SYDNEY ROAD
BRUNSWICK VIC 3056**

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Sold Price **\$420,000** Sold Date **30-Oct-25**Distance **0.07km****RS** = Recent sale **UN** = Undisclosed Sale

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