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
102/213-219 BRUNSWICK ROAD BRUNSWICK VIC 3056	$435,000	01-May-26
502/1C MICHAEL STREET BRUNSWICK VIC 3056	$435,000	07-Feb-26
402/20 BREESE STREET BRUNSWICK VIC 3056	$425,000	19-Jan-26

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: 25 May 2026

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102/213-219 BRUNSWICK ROAD BRUNSWICK VIC 3056

1 1 1

Sold Price RS **$435,000** Sold Date **01-May-26**

Distance **1.5km**



502/1C MICHAEL STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$435,000** Sold Date **07-Feb-26**

Distance **1.04km**



402/20 BREESE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$425,000** Sold Date **19-Jan-26**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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