

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

401/20 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2025

to

30 Sep 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

304/20 BREESE STREET BRUNSWICK VIC 3056	\$575,000	04-May-26
14/10 BREESE STREET BRUNSWICK VIC 3056	\$600,000	06-May-26
218/48 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$562,000	03-Jun-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: 02 October 2026



304/20 BREESE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **\$575,000** Sold Date **04-May-26**

Distance **0km**



14/10 BREESE STREET BRUNSWICK VIC 3056

2 1 1

Sold Price **\$600,000** Sold Date **06-May-26**

Distance **0.05km**



218/48 VICTORIA STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **\$562,000** Sold Date **03-Jun-26**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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