

## 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 415/37-43 Breese Street, Brunswick, VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$350,000

### Median sale price

Median price \$640,000 Property Type House Suburb Brunswick (3056)

Period - From 07/05/2025 to 07/05/2026 Source RIEV

### Comparable property sales

**A** These are two 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
309/26 BREESE STREET, BRUNSWICK VIC 3056	\$370,000	18/11/2025
319/37-43 BREESE STREET, BRUNSWICK VIC 3056	\$370,000	03/09/2025

**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: 20/06/2026

