

## 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 509/37-43 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)

Price Range

\$380,000

&

\$410,000

### Median sale price

Median price

\$604,000

Property Type

House

Suburb

Brunswick (3056)

Period - From

13/04/2025

to

13/04/2026

Source

REIV

### Comparable property sales

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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.

Address of comparable property	Price	Date of sale
10/76-78 EDWARD STREET, BRUNSWICK VIC 3056	\$406,000	28/01/2026
408/10-14 HOPE STREET, BRUNSWICK VIC 3056	\$410,000	18/12/2025
110/4 BREESE STREET, BRUNSWICK VIC 3056	\$400,000	28/11/2025

This Statement of Information was prepared on: 13/04/2026

