

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

102/37-43 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

\$538,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

108/2-6 DUCKETT STREET BRUNSWICK VIC 3056	\$575,000	21-May-25
413/37-43 BREESE STREET BRUNSWICK VIC 3056	\$520,000	12-Dec-24

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: 10 July 2025



**108/2-6 DUCKETT STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$575,000

Sold Date

21-May-25

Distance

0.12km



**413/37-43 BREEZE STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$520,000

Sold Date

12-Dec-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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