

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

406/4-8 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2024

to

31 May 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

501/4 BREESE STREET BRUNSWICK VIC 3056	\$385,000	14-Mar-25
202/10-14 HOPE STREET BRUNSWICK VIC 3056	\$395,000	30-Apr-25
502/10-14 HOPE STREET BRUNSWICK VIC 3056	\$395,000	21-Mar-25

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 June 2025



**501/4 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price

\$385,000

Sold Date

14-Mar-25

Distance

0km



**202/10-14 HOPE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price

\$395,000

Sold Date

30-Apr-25

Distance

0.04km



**502/10-14 HOPE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price

Sold Date

21-Mar-25

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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