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	407/4-8 Breese Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $575,000 & $630,000

Median sale price

Median price $590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 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
1	5/27 Hope St BRUNSWICK 3056	$607,400	25/12/2024
2	8/337 Sydney Rd BRUNSWICK 3056	$605,000	10/11/2024
3	6/272-276 Albert St BRUNSWICK 3056	$596,000	30/09/2024

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 six months.~~

This Statement of Information was prepared on: 17/01/2025 11:51

407/4-8 Breese Street, Brunswick Vic 3056

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$575,000 - $630,000
Median Unit Price
Year ending September 2024: $590,000

Comparable Properties



5/27 Hope St BRUNSWICK 3056 (REI)

2 1 1

Price: $607,400
Method: Private Sale
Date: 25/12/2024
Property Type: Apartment

Agent Comments



8/337 Sydney Rd BRUNSWICK 3056 (VG)

2 - -

Price: $605,000
Method: Sale
Date: 10/11/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



6/272-276 Albert St BRUNSWICK 3056 (REI)

2 2 1

Price: $596,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment

Agent Comments

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