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: 303/33-35 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $620,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2025 to 31/12/2025 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	2/99 Brickworks Dr BRUNSWICK 3056	$460,000	18/12/2025
2	406/800 Sydney Rd BRUNSWICK 3056	$460,000	20/11/2025
3	B305/460 Victoria St BRUNSWICK 3056	$467,500	15/10/2025

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: 03/02/2026 13:22

303/33-35 Breese Street, Brunswick Vic 3056

JellisCraig

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
December quarter 2025: $620,000

Comparable Properties



2/99 Brickworks Dr BRUNSWICK 3056 (REI)

2 1 1

Price: $460,000
Method: Private Sale
Date: 18/12/2025
Property Type: Apartment

Agent Comments



406/800 Sydney Rd BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $460,000
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment

Agent Comments



B305/460 Victoria St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $467,500
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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