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	304/20 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $640,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2026 to 31/03/2026 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	504/330 Lygon St BRUNSWICK EAST 3057	$570,000	23/03/2026
2	316/1 Lygon St BRUNSWICK 3056	$580,000	18/02/2026
3	27/108 Union St BRUNSWICK 3056	$560,000	05/12/2025

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: 28/04/2026 11:56

304/20 Breese Street, Brunswick Vic 3056

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
March quarter 2026: $640,000

Comparable Properties



504/330 Lygon St BRUNSWICK EAST 3057 (REI)

2 2 1

Price: $570,000
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment

Agent Comments



316/1 Lygon St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $580,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment

Agent Comments



27/108 Union St BRUNSWICK 3056 (VG)

2 - -

Price: $560,000
Method: Sale
Date: 05/12/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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