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	302/30-32 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between $500,000 & $550,000

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	102/33-35 Breese St BRUNSWICK 3056	$525,000	06/11/2025
2	301/15 Breese St BRUNSWICK 3056	$540,000	24/10/2025
3	305/4-8 Breese St BRUNSWICK 3056	$500,000	16/07/2025

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: 14/01/2026 09:11

302/30-32 Breese Street, Brunswick Vic 3056

JellisCraig

Julian Pegoraro
03 93875 888
0481 304 960
JulianPegoraro@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
December quarter 2025: $620,000

Comparable Properties



102/33-35 Breese St BRUNSWICK 3056 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment

Agent Comments

301/15 Breese St BRUNSWICK 3056 (VG)

2 - -

Price: $540,000
Method: Sale
Date: 24/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



305/4-8 Breese St BRUNSWICK 3056 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

REIV THE DIFFERENCE | propertydata.com.au

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