

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	27/108 Union St BRUNSWICK 3056	\$560,000	05/12/2025
2	27/108-124 Union St BRUNSWICK 3056	\$560,000	05/12/2025
3	604/300 Victoria St BRUNSWICK 3056	\$560,000	07/11/2025

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: 24/04/2026 15:15

304/20 Breese Street, Brunswick Vic 3056

Lisa Roberts
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 2  1  1

Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

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

Comparable Properties



27/108 Union St BRUNSWICK 3056 (VG)

Agent Comments

 2  -  -

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



27/108-124 Union St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$560,000
Method: Private Sale
Date: 05/12/2025
Property Type: Apartment



604/300 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

 2  1  1

Price: \$560,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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