

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

G13/37-43 BREESE STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1/37-43 BREESE STREET BRUNSWICK VIC 3056	\$450,000	22-Nov-25
209/37-43 BREESE STREET BRUNSWICK VIC 3056	\$465,000	25-Sep-25
217/37-43 BREESE STREET BRUNSWICK VIC 3056	\$470,000	17-Sep-25

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 6 months.

This Statement of Information was prepared on: 02 March 2026



**1/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$450,000** Sold Date **22-Nov-25**

Distance **0.01km**



**209/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$465,000** Sold Date **25-Sep-25**

Distance **0.01km**



**217/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$470,000** Sold Date **17-Sep-25**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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