

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

106/611 SYDNEY ROAD 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$604,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2025

to

31 Jan 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

309/26 BREESE STREET BRUNSWICK VIC 3056	\$370,000	29-Oct-25
402/20 BREESE STREET BRUNSWICK VIC 3056	\$425,000	19-Jan-26
312/33-35 BREESE STREET BRUNSWICK VIC 3056	\$397,000	02-Oct-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: 17 February 2026



TURNKEY

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**309/26 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$370,000** Sold Date **29-Oct-25**

Distance **0.05km**



**402/20 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price ^{RS} **\$425,000** Sold Date **19-Jan-26**

Distance **0.05km**



**312/33-35 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$397,000** Sold Date **02-Oct-25**

Distance **0.11km**



**110/4 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$400,000** Sold Date **03-Nov-25**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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