

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

210/33-35 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

\$440,000

&

\$460,000

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

506/33-35 BREESE STREET BRUNSWICK VIC 3056	\$475,000	17-Nov-25
406/5 UNION STREET BRUNSWICK VIC 3056	\$475,000	16-Aug-25
301/27 WILSON AVENUE BRUNSWICK VIC 3056	\$480,000	15-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: 12 February 2026



**506/33-35 BREESE STREET
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price

\$475,000

Sold Date **17-Nov-25**

Distance

0km



**406/5 UNION STREET BRUNSWICK
VIC 3056**

 1
  1
  1

Sold Price

Sold Date **16-Aug-25**

Distance

1.35km



**301/27 WILSON AVENUE
BRUNSWICK VIC 3056**

 1
  1
  1

Sold Price

\$480,000

Sold Date **15-Sep-25**

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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