

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

106/26 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$450,000

&

\$495,000

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	4102/189 Weston St BRUNSWICK EAST 3057	\$488,000	24/01/2026
2	206/33-35 Breese St BRUNSWICK 3056	\$483,000	07/11/2025
3	206/33 Breese St BRUNSWICK 3056	\$483,000	29/10/2025

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:

13/02/2026 09:37

Yash Akpinar
03 9387 5888
0434 813 050

YashAkpinar@jellisrcraig.com.au

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

December quarter 2025: \$620,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4102/189 Weston St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$488,000

Method: Private Sale

Date: 24/01/2026

Property Type: Apartment



206/33-35 Breese St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$483,000

Method: Private Sale

Date: 07/11/2025

Property Type: Apartment

206/33 Breese St BRUNSWICK 3056 (VG)

Agent Comments

2 - -

This property also had 2 bedrooms, one bathroom and one car space.

Price: \$483,000

Method: Sale

Date: 29/10/2025

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

Account - Jellis Craig | P: 03 9387 5888