

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

2/37-43 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Sep 2025

to

31 Aug 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

104/37-43 BREESE STREET BRUNSWICK VIC 3056	\$490,000	18-Jun-26
306/37-43 BREESE STREET BRUNSWICK VIC 3056	\$482,000	07-May-26
318/37-43 BREESE STREET BRUNSWICK VIC 3056	\$480,000	10-Apr-26

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: 23 September 2026



**104/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 2

Sold Price

^{RS} **\$490,000** Sold Date **18-Jun-26**

Distance **0km**



**306/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 2

Sold Price

\$482,000 Sold Date **07-May-26**

Distance **0km**



**318/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price

\$480,000 Sold Date **10-Apr-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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