

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

301/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057

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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2024

to

31 Jul 2025

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

402/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$565,000	06-May-25
402/91-93 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$560,000	09-May-25
19 LOMANDRA WALKWAY BRUNSWICK EAST VIC 3057	\$750,000	08-May-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: 29 August 2025



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**402/85 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price

\$565,000

Sold Date **06-May-25**

Distance

0km



**402/91-93 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price

\$560,000

Sold Date **09-May-25**

Distance

0.03km



**19 LOMANDRA WALKWAY
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price

\$750,000

Sold Date **08-May-25**

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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