

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

\$535,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2024

to

31 Oct 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

201/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$587,000	19-Sep-25
317/3 BLUESTONE WAY BRUNSWICK EAST VIC 3057	\$670,000	16-Jul-25
34 GEAR STREET BRUNSWICK EAST VIC 3057	\$820,000	17-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: 27 November 2025



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**201/65 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price

^{RS}

\$587,000

Sold Date

19-Sep-25

Distance

0.11km



**317/3 BLUESTONE WAY
BRUNSWICK EAST VIC 3057**

2 2 -

Sold Price

\$670,000

Sold Date

16-Jul-25

Distance

0.31km



**34 GEAR STREET BRUNSWICK
EAST VIC 3057**

2 2 1

Sold Price

\$820,000

Sold Date

17-Sep-25

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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