

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

\$499,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Brunswick East

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

201/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$587,000	16-Sep-25
505/91-93 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$495,000	08-Oct-25
7/67 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$494,000	14-Aug-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: 11 February 2026



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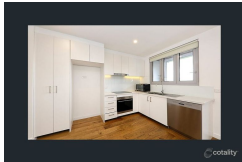


**201/65 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$587,000** Sold Date **16-Sep-25**

Distance **0.11km**



**505/91-93 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$495,000** Sold Date **08-Oct-25**

Distance **0.03km**



**7/67 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$494,000** Sold Date **14-Aug-25**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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