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	401/85 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	$570,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$538,000	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
6112/172 EDWARD STREET BRUNSWICK EAST VIC 3057	$580,000	20-Aug-25
105/100 NICHOLSON STREET BRUNSWICK EAST VIC 3057	$565,000	27-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: 03 February 2026

Harcourts
Louis Saba
M 0401325690
E louis.saba@harcourts.com.au



201/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 2 1

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

Distance **0.11km**



6112/172 EDWARD STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price **$580,000** Sold Date **20-Aug-25**

Distance **0.55km**



105/100 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price **$565,000** Sold Date **27-Aug-25**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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