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	1/116 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $960,000 & $1,050,000

Median sale price

Median price $628,250 Property Type Townhouse Suburb Brunswick East

Period - From 18/11/2024 to 17/11/2025 Source Property Data

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 six 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
1	13/55 Gadd St NORTHCOTE 3070	$960,000	17/10/2025
2	5/69-73 Brunswick Rd BRUNSWICK EAST 3057	$1,075,000	11/10/2025
3	4/14-16 Warburton St BRUNSWICK 3056	$1,016,000	04/10/2025

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 six months.~~

This Statement of Information was prepared on: 18/11/2025 11:30

1/116 Nicholson Street, Brunswick East Vic 3057

McGrath

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3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median Townhouse Price
18/11/2024 - 17/11/2025: $628,250

Comparable Properties



13/55 Gadd St NORTHCOTE 3070 (REI)

3 2 1

Price: $960,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: Townhouse (Res)

Agent Comments



5/69-73 Brunswick Rd BRUNSWICK EAST 3057 (REI)

3 2 1

Price: $1,075,000
Method: Sold Before Auction
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



4/14-16 Warburton St BRUNSWICK 3056 (REI)

3 2 1

Price: $1,016,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

Agent Comments

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