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	114a Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $1,025,000

Median sale price

Median price $1,405,000 Property Type House Suburb Brunswick East

Period - From 01/04/2024 to 31/03/2025 Source REIV

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.

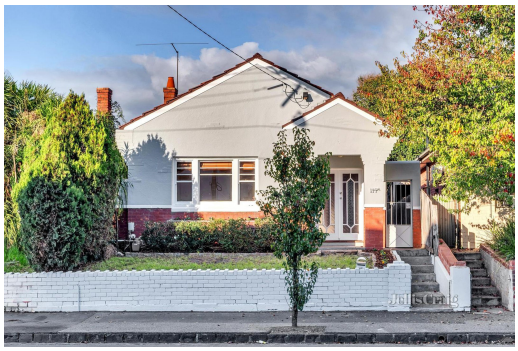
	Address of comparable property	Price	Date of sale
1	132 Stewart St BRUNSWICK EAST 3057	$990,000	04/04/2025
2	73 Albert St BRUNSWICK EAST 3057	$1,000,000	29/03/2025
3	27 Eveline St BRUNSWICK 3056	$1,065,000	24/01/2025

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: 12/04/2025 12:25

114a Nicholson Street, Brunswick East Vic 3057



3 1 1

Rooms: 5
Property Type: House
Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price
$1,025,000
Median House Price
Year ending March 2025: $1,405,000

Comparable Properties



132 Stewart St BRUNSWICK EAST 3057 (REI)

3 1 1

Price: $990,000
Method: Private Sale
Date: 04/04/2025
Property Type: House

Agent Comments



73 Albert St BRUNSWICK EAST 3057 (REI)

3 1 1

Price: $1,000,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments



27 Eveline St BRUNSWICK 3056 (VG)

3 - -

Price: $1,065,000
Method: Sale
Date: 24/01/2025
Property Type: Development Site (Res)
Land Size: 278 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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