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: 116a Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between: $850,000 & $925,000

Median sale price

Median price: $1,350,000 Property Type: House Suburb: Brunswick East

Period - From: 01/01/2024 to: 31/12/2024 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	36 Leithead St BRUNSWICK 3056	$855,000	28/02/2025
2	150 Holden St FITZROY NORTH 3068	$867,000	22/02/2025
3	124 Albert St BRUNSWICK 3056	$910,000	05/12/2024

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: 28/03/2025 12:22

116a Nicholson Street, Brunswick East Vic 3057



2 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median House Price
Year ending December 2024: $1,350,000

Comparable Properties



36 Leithead St BRUNSWICK 3056 (REI)

2 1 -

Price: $855,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: House (Res)

Agent Comments



150 Holden St FITZROY NORTH 3068 (REI)

2 1 1

Price: $867,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



124 Albert St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $910,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 250 sqm approx

Agent Comments

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

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