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: 404/91-93 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $340,000 & $370,000

Median sale price

Median price $560,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2026 to 31/03/2026 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	1007/176 Edward St BRUNSWICK EAST 3057	$360,000	09/04/2026
2	312/1 Brunswick Rd BRUNSWICK EAST 3057	$365,000	24/11/2025
3	114/360 Lygon St BRUNSWICK EAST 3057	$360,000	22/11/2025

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: 23/04/2026 15:18

404/91-93 Nicholson Street, Brunswick East Vic 3057

JellisCraig

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$340,000 - $370,000
Median Unit Price
March quarter 2026: $560,000

Comparable Properties



1007/176 Edward St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

Agent Comments



312/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $365,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment

Agent Comments



114/360 Lygon St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $360,000
Method: Private Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments

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