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	201/65 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	$599,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 Aug 2024	to	31 Jul 2025	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
210/8 LYGON STREET BRUNSWICK EAST VIC 3057	$600,000	25-Jun-25
415/22 BARKLY STREET BRUNSWICK EAST VIC 3057	$650,000	22-Jul-25
1508/182 EDWARD STREET BRUNSWICK EAST VIC 3057	-	16-Jul-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: 25 August 2025

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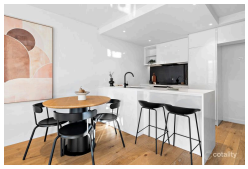


210/8 LYGON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price RS $600,000 Sold Date 25-Jun-25

Distance 0.73km



415/22 BARKLY STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS $650,000 Sold Date 22-Jul-25

Distance 0.36km



1508/182 EDWARD STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS UN - Sold Date 16-Jul-25

Distance 0.54km

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

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