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	115/48 VICTORIA 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~~		or range between	$580,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$538,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 Nov 2024	to	31 Oct 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
102/124 NICHOLSON STREET BRUNSWICK EAST VIC 3057	$583,000	27-Sep-25
102/127 NICHOLSON STREET BRUNSWICK EAST VIC 3057	$690,000	28-Jul-25
415/22 BARKLY STREET BRUNSWICK EAST VIC 3057	$650,000	22-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: 14 November 2025

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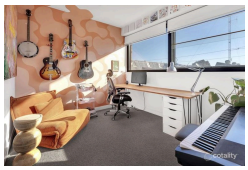

102/124 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$583,000** Sold Date **27-Sep-25**

Distance **0.2km**



102/127 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$690,000** Sold Date **28-Jul-25**

Distance **0.34km**



415/22 BARKLY STREET BRUNSWICK EAST VIC 3057

2 1 1

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

Distance **1.07km**

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

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