

# 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 105/100 Nicholson Street, Brunswick East, VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$530,000

&

\$565,000

### Median sale price

Median price

\$540,000

Property Type

Apartment

Suburb

Brunswick East (3057)

Period - From

05/02/2024

to

05/02/2025

Source

realestate.com.au

### Comparable property sales

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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
111/8 LYGON STREET, BRUNSWICK EAST VIC 3057	\$600,000	13/11/2024
215/8 LYGON STREET, BRUNSWICK EAST VIC 3057	\$590,000	29/01/2025
215/8 LYGON STREET, BRUNSWICK EAST VIC 3057	\$590,000	29/01/2025

This Statement of Information was prepared on: 05/02/2025