

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

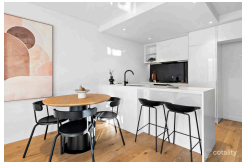
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 August 2025



210/8 LYGON STREET BRUNSWICK EAST VIC 3057 Sold Price ^{RS} **\$600,000** Sold Date **25-Jun-25**
Distance **0.73km**

2 2 1



415/22 BARKLY STREET BRUNSWICK EAST VIC 3057 Sold Price ^{RS} **\$650,000** Sold Date **22-Jul-25**
Distance **0.36km**

2 1 1



1508/182 EDWARD STREET BRUNSWICK EAST VIC 3057 Sold Price ^{RS UN} **-** Sold Date **16-Jul-25**
Distance **0.54km**

2 1 1

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

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