

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

210/6-8 GAMBLE 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

\$475,000

&

\$522,000

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

214/98 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$540,000	24-Jun-25
5013/185 WESTON STREET BRUNSWICK EAST VIC 3057	\$500,000	13-Aug-25
7/67 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$494,000	14-Aug-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: 26 November 2025


**214/98 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

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 Sold Price **\$540,000** Sold Date **24-Jun-25**

 Distance **0.43km**

**5013/185 WESTON STREET
BRUNSWICK EAST VIC 3057**

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 Sold Price **\$500,000** Sold Date **13-Aug-25**

 Distance **0.6km**

**7/67 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

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 Sold Price **\$494,000** Sold Date **14-Aug-25**

 Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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