

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

408/29 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

\$429,000

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 Sep 2024

to

31 Aug 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

507/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$410,000	22-May-25
203/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$436,000	23-Jul-25
311/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$462,500	01-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: 23 September 2025



507/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$410,000** Sold Date **22-May-25**

Distance **0km**



203/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$436,000** Sold Date **23-Jul-25**

Distance **0.09km**



311/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$462,500** Sold Date **01-Jul-25**

Distance **0.09km**

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

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