

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 506/91-93 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$525,000 & \$575,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 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
1	301/85 Nicholson St BRUNSWICK EAST 3057	\$510,000	02/04/2026
2	401/85 Nicholson St BRUNSWICK EAST 3057	\$570,000	20/02/2026
3	303/100 Nicholson St BRUNSWICK EAST 3057	\$520,000	10/01/2026

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 six months.~~

This Statement of Information was prepared on: 28/04/2026 15:24



Property Type: Apartment

Agent Comments

Comparable Properties



301/85 Nicholson St BRUNSWICK EAST 3057 (REI)



Agent Comments

Extra bathroom but less desirable block

Price: \$510,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment



401/85 Nicholson St BRUNSWICK EAST 3057 (REI/VG)



Agent Comments

Extra bathroom but less desirable block

Price: \$570,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment



303/100 Nicholson St BRUNSWICK EAST 3057 (REI/VG)



Agent Comments

Price: \$520,000

Method: Private Sale

Date: 10/01/2026

Property Type: Apartment