

# 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 2/164 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)

Range between \$1,050,000 & \$1,145,000

### Median sale price

Median price \$1,505,000 Property Type House Suburb Brunswick East

Period - From 10/02/2025 to 09/02/2026 Source Property Data

### 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	16 Amelia St BRUNSWICK 3056	\$1,050,000	23/12/2025
2	10 Elsie Mews BRUNSWICK EAST 3057	\$1,140,000	09/09/2025
3	2/1 Curtis PI BRUNSWICK 3056	\$1,130,000	16/08/2025

**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: 10/02/2026 13:17

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**Indicative Selling Price**

\$1,050,000 - \$1,145,000

**Median House Price**

10/02/2025 - 09/02/2026: \$1,505,000



3   2   1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**16 Amelia St BRUNSWICK 3056 (VG)**

Agent Comments

3   -   -

**Price:** \$1,050,000

**Method:** Sale

**Date:** 23/12/2025

**Property Type:** Townhouse (Single)



**10 Elsie Mews BRUNSWICK EAST 3057 (VG)**

Agent Comments

3   -   -

**Price:** \$1,140,000

**Method:** Sale

**Date:** 09/09/2025

**Property Type:** House (Res)

**Land Size:** 122 sqm approx



**2/1 Curtis PI BRUNSWICK 3056 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** Townhouse (Res)

Neighbouring suburb not on a main road

Account - Jellis Craig | P: 03 9387 5888