

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

105/98 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

\$548,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2025

to

31 Jul 2026

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

218/48 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$562,000	03-Jun-26
104/100 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$546,000	23-Feb-26
317/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$585,000	26-Mar-26

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: 05 August 2026



218/48 VICTORIA STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price

RS

\$562,000

Sold Date

03-Jun-26

Distance

0km



104/100 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price

\$546,000

Sold Date

23-Feb-26

Distance

0.06km



317/270 LYGON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price

\$585,000

Sold Date

26-Mar-26

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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