

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

18/29 NUNAN 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

\$680,000

&

\$730,000

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

7/355 LYGON STREET BRUNSWICK EAST VIC 3057	-	16-Aug-25
6317/172 EDWARD STREET BRUNSWICK EAST VIC 3057	\$695,000	12-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: 17 September 2025

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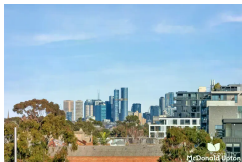


7/355 LYGON STREET BRUNSWICK EAST VIC 3057 Sold Price

RS - UN Sold Date **16-Aug-25**

 2  2  1

Distance **1.03km**



6317/172 EDWARD STREET BRUNSWICK EAST VIC 3057

Sold Price **\$695,000** Sold Date **12-Jul-25**

 2  2  1

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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