

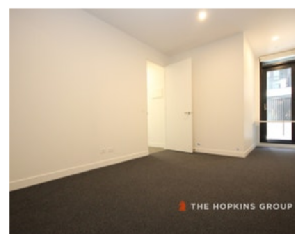
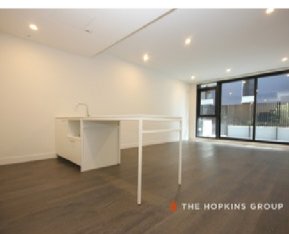


## PROPERTY REPORT

Prepared on: 30 Jun 2025



THE HOPKINS GROUP



# 102/127 Nicholson Street

## Brunswick East VIC 3057

2 1 1

Land: 2.91ha

Unit | Plan: PS810477 | Lot: 102A

**Joe Bonifazio**

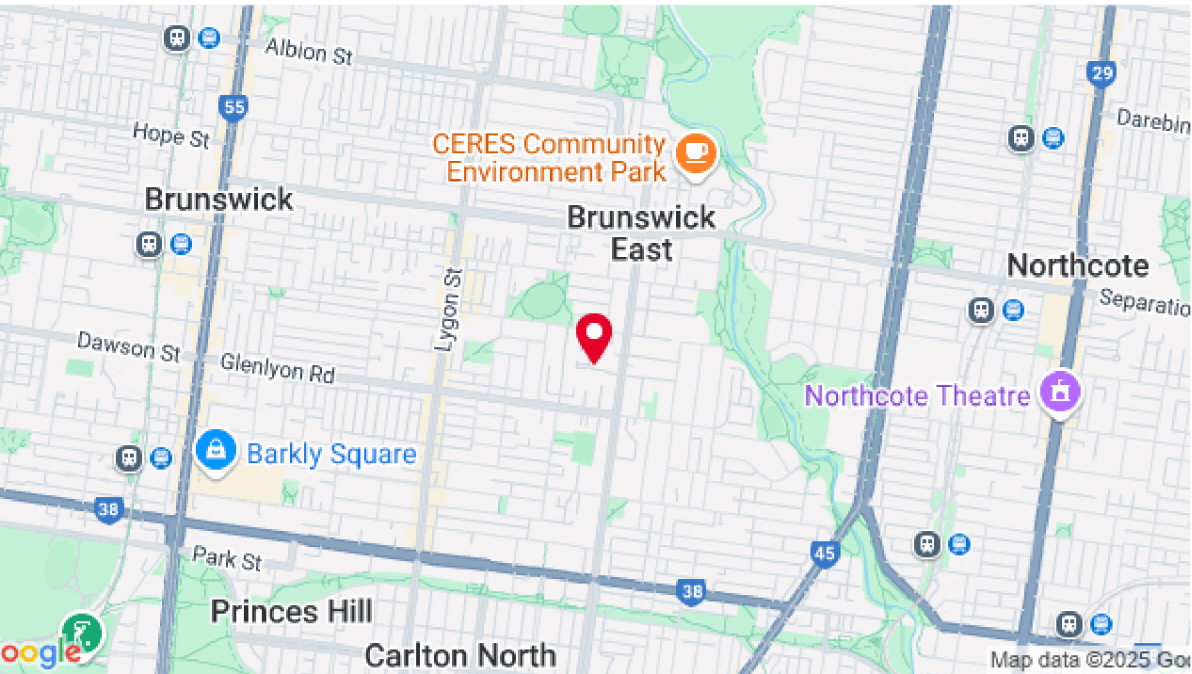
The Hopkins Group - MELBOURNE

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TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
11/09/2024	\$620 per week**	Leased	55 days
18/12/2017	\$523,000	Sold	



SOLD PROPERTIES



# 104/127 Nicholson St

Brunswick East VIC 3057

\$680,000

Last sold 16 Sep 2024

days on site

2 2 1 Land: 2.91ha -

Price / m<sup>2</sup> - Year built -

Distance 0.0km Property type Unit



# 501/9 Village Avenue

Brunswick East VIC 3057

\$760,000

Last sold 02 Dec 2024

days on site

2 2 1 Land: 2.91ha -

Price / m<sup>2</sup> - Year built -

Distance 0.0km Property type Unit



# 504E/3 Bluestone Way

Brunswick East VIC 3057

\$710,000

Last sold 03 Jun 2025

29 days on site

2 1 1 - -

Price / m<sup>2</sup> - Year built -

Distance 0.1km Property type Unit



# 116/127 Nicholson Street

Brunswick East VIC 3057

\$685,000

Last sold 06 Feb 2025

8 days on site

2 1 1 Land: 2.91ha -

Price / m<sup>2</sup> - Year built 2020

Distance 0.1km Property type Unit



415/3 Bluestone Way  
Brunswick East VIC 3057

\$695,000

Last sold 06 Nov 2024

37 days on site

2 1 1 Land: 2.91ha -

Price / m<sup>2</sup> - Year built -  
Distance 0.1km Property type Unit



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Brunswick East market snapshot in the last 12 months

For 2 bed units in Brunswick East. Trend data is calculated based on a rolling twelve month period.

Median sale price

**\$590k**

↓ Down 3.3% from this time last year

Sold volume

**149**

↓ Down 16.8% from this time last year

Price growth

**-3.3%**

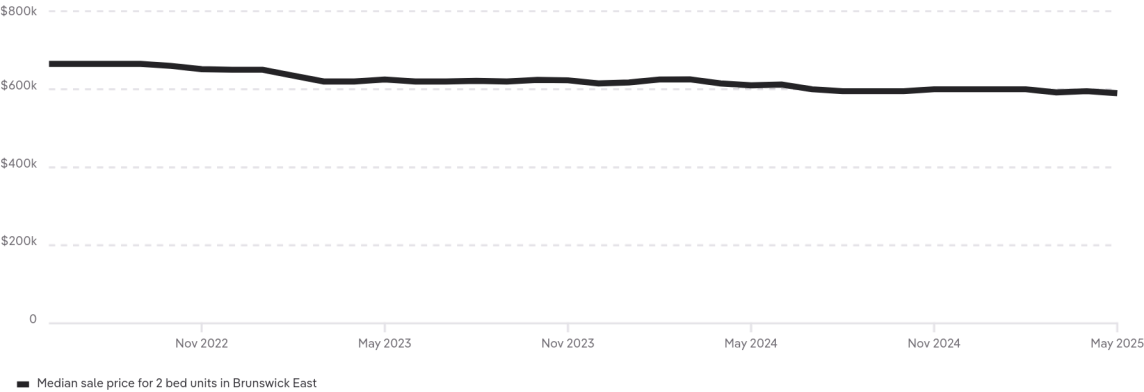
Median days on market

**35 days**

↑ Up 40% from this time last year

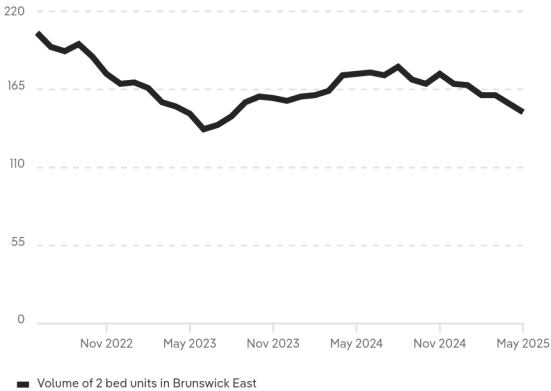
Median sale price - 3 year trend

Showing the median sale price of 2 bed units in Brunswick East



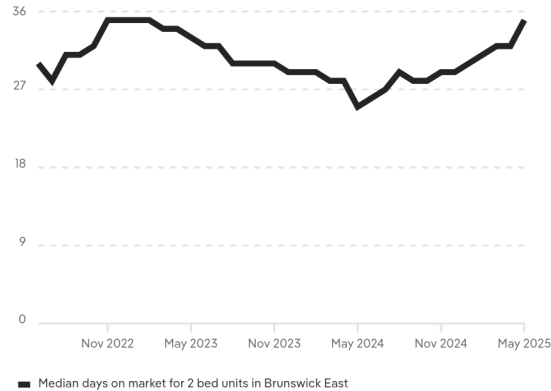
Properties sold - 3 year trend

Showing how many 2 bed units in Brunswick East have sold



Median days on market - 3 year trend

Showing how long it takes 2 bed units in Brunswick East to sell





## Demand for similar properties

Market activity on realestate.com.au for 2 bed units in Brunswick East

Potential buyers

1.4k

↑ Up 10.1% from this time last week

Similar for sale

40

## Potential buyers

Showing the number of people who are seriously interested in listings for 2 bed units in Brunswick East on realestate.com.au



## Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

102/127 Nicholson Street

Brunswick East VIC 3057

2 1 1 2.91ha | Unit

\$675,000 to \$695,000

MY SALE ESTIMATE



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\*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

\*\*Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

 PropTrack is part of  REA Group