

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

24 Oldis Avenue, Northcote Vic 3070

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,750,500 Property Type House Suburb Northcote

Period - From 01/04/2025 to 30/06/2025 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	221 Mitchell St NORTHCOTE 3070	\$2,400,000	24/05/2025
2	32 Whalley St NORTHCOTE 3070	\$2,670,000	03/05/2025
3	21 Wilmoth St NORTHCOTE 3070	\$2,650,000	04/04/2025

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:

28/08/2025 19:52



Property Type:

Agent Comments

Comparable Properties



221 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,400,000

Method: Sold Before Auction

Date: 24/05/2025

Property Type: House (Res)



32 Whalley St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,670,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House (Res)



21 Wilmoth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,650,000

Method: Private Sale

Date: 04/04/2025

Property Type: House

Land Size: 468 sqm approx