

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

1/30 Ross Street, Northcote Vic 3070

Indicative selling price

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

Range between \$455,000 & \$475,000

Median sale price

Median price \$593,000 Property Type Unit 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	5/138 Darebin Rd NORTHCOTE 3070	\$465,000	07/05/2025
2	5/20 Ross St NORTHCOTE 3070	\$465,000	13/07/2025
3	74/26-36 High St NORTHCOTE 3070	\$470,000	26/04/2025

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:

11/08/2025 11:34

1/30 Ross Street, Northcote Vic 3070

McGrath

Tommasina Brizzi
9489 9422

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Indicative Selling Price

\$455,000 - \$475,000

Median Unit Price

June quarter 2025: \$593,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/138 Darebin Rd NORTHCOTE 3070 (REI)

Agent Comments

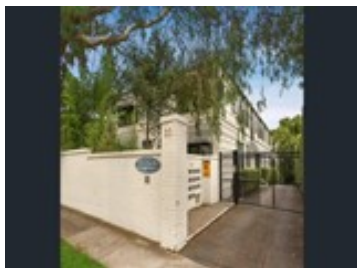
1 1 1

Price: \$465,000

Method:

Date: 07/05/2025

Property Type: Apartment



5/20 Ross St NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$465,000

Method: Private Sale

Date: 13/07/2025

Property Type: Apartment



74/26-36 High St NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 26/04/2025

Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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