

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

15a Swift Street, Northcote Vic 3070

Indicative selling price

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

Single price \$1,679,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Northcote

Period - From 01/12/2024

to 30/11/2025

Source Property Data

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	19 Thomson St NORTHCOTE 3070	\$1,650,000	22/11/2025
2	39 Brickworks La NORTHCOTE 3070	\$1,670,000	18/10/2025
3			

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:

01/12/2025 16:59

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Indicative Selling Price

\$1,679,000

Median House Price

01/12/2024 - 30/11/2025: \$1,700,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



19 Thomson St NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$1,650,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)



39 Brickworks La NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 3

Price: \$1,670,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

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.

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