

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

1/136 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Range between \$623,000 & \$630,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Northcote

Period - From 01/01/2025 to 31/03/2025 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	210/405 High St NORTHCOTE 3070	\$620,000	12/02/2025
2	3/234 Victoria Rd NORTHCOTE 3070	\$630,000	22/01/2025
3	608/8 Breavington Way NORTHCOTE 3070	\$620,000	05/05/2025

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:

20/06/2025 12:17



Property Type: Unit

Agent Comments

Comparable Properties



210/405 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$620,000

Method:

Date: 12/02/2025

Property Type: Unit



3/234 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$630,000

Method:

Date: 22/01/2025

Property Type: Apartment



608/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment

Land Size: 18392 sqm approx