

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

310/114 Helen Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$630,500

Property Type

Unit

Suburb

Northcote

Period - From

01/01/2025

to

31/12/2025

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	310/332 High St NORTHCOTE 3070	\$400,000	27/01/2026
2	4/62 Cunningham St NORTHCOTE 3070	\$433,000	15/01/2026
3	108/550 High St NORTHCOTE 3070	\$440,000	03/10/2025

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:

05/03/2026 10:41

310/114 Helen Street, Northcote Vic 3070

McGrath

Anthony De Iesi

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2025: \$630,500



1 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



310/332 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment



4/62 Cunningham St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 -

Price: \$433,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



108/550 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 03/10/2025

Property Type: Apartment

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



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