

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

2A Leonard Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,565,000

&

\$1,625,000

Median sale price

Median price \$1,663,333

Property Type House

Suburb Northcote

Period - From 10/10/2024

to

09/10/2025

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	99a Beaconsfield Pde NORTHCOTE 3070	\$1,570,000	18/07/2025
2	18 Swift St NORTHCOTE 3070	\$1,600,000	11/07/2025
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:

10/10/2025 10:26



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9489 9422
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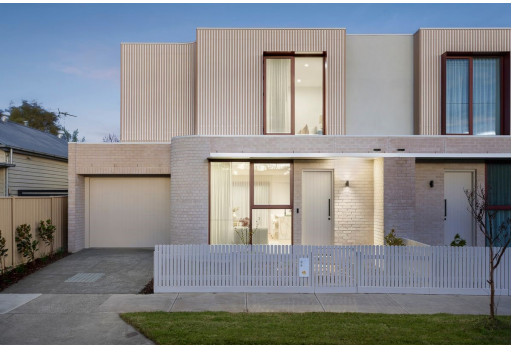
anthonydeiesi@mcgrath.com.au

Indicative Selling Price

\$1,565,000 - \$1,625,000

Median House Price

10/10/2024 - 09/10/2025: \$1,663,333



3 2 1

Property Type: House

Agent Comments

Comparable Properties



99a Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments

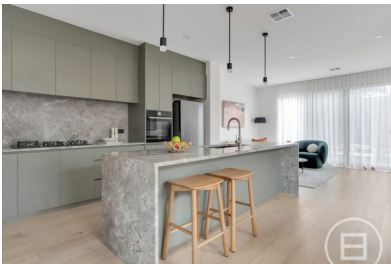
3 3 1

Price: \$1,570,000

Method:

Date: 18/07/2025

Property Type: House



18 Swift St NORTHCOTE 3070 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method:

Date: 11/07/2025

Property Type: House

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.

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



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