

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 \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,687,500

Property Type House

Suburb Northcote

Period - From 07/11/2024

to

06/11/2025

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	99a Beaconsfield Pde NORTHCOTE 3070	\$1,570,000	19/07/2025
2	14a Kellett St NORTHCOTE 3070	\$1,451,000	20/05/2025
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:

07/11/2025 12:51



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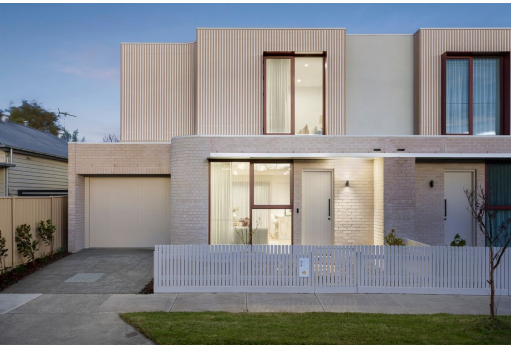
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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

07/11/2024 - 06/11/2025: \$1,687,500



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



99a Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments

3 3 1

Price: \$1,570,000

Method:

Date: 19/07/2025

Property Type: House



14a Kellett St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 2

Price: \$1,451,000

Method: Sold Before Auction

Date: 20/05/2025

Property Type: House (Res)

Land Size: 240 sqm approx

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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