

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

20 Swift Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price

Median price

\$1,686,250

Property Type

House

Suburb

Northcote

Period - From

01/10/2024

to

30/09/2025

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	15 Ethel St THORNBURY 3071	\$1,515,000	20/09/2025
2	99A Beaconsfield Pde NORTHCOTE 3070	\$1,570,000	19/07/2025
3	31c Swift St THORNBURY 3071	\$1,500,000	12/04/2025

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:

09/10/2025 09:27



Property Type: House

Agent Comments

Comparable Properties



15 Ethel St THORBURY 3071 (REI)

Agent Comments



Price: \$1,515,000

Method:

Date: 20/09/2025

Property Type: House



99A Beaconsfield Pde NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,570,000

Method:

Date: 19/07/2025

Property Type: House



31c Swift St THORBURY 3071 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)