

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

203/5 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$618,500

Property Type Unit

Suburb Northcote

Period - From 17/04/2025

to 16/04/2026

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	301/550 High St NORTHCOTE 3070	\$479,000	08/12/2025
2	219/1 Bent St NORTHCOTE 3070	\$472,000	01/12/2025
3	605/636 High St THORNBURY 3071	\$505,000	26/10/2025

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:

17/04/2026 12:09

Janelle De Iesi
03 9489 9422
0403 783 537

janelledeiesi@mcgrath.com.au

Indicative Selling Price

\$495,000

Median Unit Price

17/04/2025 - 16/04/2026: \$618,500



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 56 approx sqm approx

Agent Comments

Comparable Properties



301/550 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$479,000

Method: Private Sale

Date: 08/12/2025

Property Type: Apartment



219/1 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



605/636 High St THORBURY 3071 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 26/10/2025

Property Type: Apartment

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