

# 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 8/111 Beaconsfield Parade, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$553,500 Property Type Unit Suburb Northcote

Period - From 01/01/2026 to 31/03/2026 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	G19/26-38 Merri Pde NORTHCOTE 3070	\$661,000	11/03/2026
2	209C/168 Victoria Rd NORTHCOTE 3070	\$660,000	07/02/2026
3	312/114 Helen St NORTHCOTE 3070	\$703,170	24/11/2025

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: 16/04/2026 14:11



**Property Type:** Apartment

**Land Size:** 77 sqm approx

Agent Comments

## Comparable Properties



**G19/26-38 Merri Pde NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$661,000

**Method:** Private Sale

**Date:** 11/03/2026

**Property Type:** Apartment



**209C/168 Victoria Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 07/02/2026

**Property Type:** Unit



**312/114 Helen St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$703,170

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** Apartment

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