# 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

23 Vauxhall Road, Northcote Vic 3070

## Indicative selling price

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

Range between | $1,900,000 | & | $2,050,000

## Median sale price

| Median price | $1,800,000 | Property Type | House | Suburb | Northcote |

| Period - From | 01/10/2025 | to | 31/12/2025 | 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   9 Wakanui St NORTHCOTE 3070 | $1,960,000 | 29/11/2025 |
| 2   90 Bridge St NORTHCOTE 3070 | $2,050,000 | 24/10/2025 |
| 3   41 Vauxhall Rd NORTHCOTE 3070 | $2,100,000 | 14/10/2025 |

**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: | 19/02/2026 12:27

CONSUMER AFFAIRS VICTORIA

**McGrath**

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**Indicative Selling Price**
$1,900,000 - $2,050,000
**Median House Price**
December quarter 2025: $1,800,000

🛏 3    🛁 1    🚗 1

**Property Type:** House
**Land Size:** 537 sqm approx

Agent Comments

# Comparable Properties

### 9 Wakanui St NORTHCOTE 3070 (REI)

🛏 4    🛁 1    🚗 2

**Price:** $1,960,000
**Method:** Auction Sale
**Date:** 29/11/2025
**Property Type:** House (Res)
**Land Size:** 445 sqm approx

Agent Comments

### 90 Bridge St NORTHCOTE 3070 (REI/VG)

🛏 3    🛁 1    🚗 1

**Price:** $2,050,000
**Method:** Private Sale
**Date:** 24/10/2025
**Property Type:** House (Res)
**Land Size:** 413 sqm approx

Agent Comments

### 41 Vauxhall Rd NORTHCOTE 3070 (REI/VG)

🛏 3    🛁 1    🚗 3

**Price:** $2,100,000
**Method:** Private Sale
**Date:** 14/10/2025
**Property Type:** House (Res)
**Land Size:** 589 sqm approx

Agent Comments

**Account** - Mcgrath   |   P: 03 9489 9422   |   F: 03 9486 2614