

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

Single price \$2,150,000

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	90 Bridge St NORTHCOTE 3070	\$2,050,000	24/10/2025
2	41 Vauxhall Rd NORTHCOTE 3070	\$2,100,000	14/10/2025
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:

14/03/2026 17:45



Property Type: House

Land Size: 537 sqm approx

Agent Comments

Comparable Properties



90 Bridge St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,050,000

Method: Private Sale

Date: 24/10/2025

Property Type: House (Res)

Land Size: 413 sqm approx



41 Vauxhall Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 14/10/2025

Property Type: House (Res)

Land Size: 589 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.