

# 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

1 Eunson Avenue, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,725,000 Property Type House Suburb Northcote

Period - From 01/01/2025 to 31/03/2025 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	35 Batman St FITZROY NORTH 3068	\$1,200,000	31/05/2025
2	11 Anderson St CLIFTON HILL 3068	\$1,170,000	17/05/2025
3	36 Ross St NORTHCOTE 3070	\$1,100,000	16/04/2025

**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:

04/07/2025 12:31



**Property Type:** House

Agent Comments

## Comparable Properties



**35 Batman St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:**

**Date:** 31/05/2025

**Property Type:** House



**11 Anderson St CLIFTON HILL 3068 (REI)**

Agent Comments



**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** House (Res)



**36 Ross St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 16/04/2025

**Property Type:** House