

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 91F St David Street, Northcote Vic 3070

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Northcote

Period - From 01/04/2025 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	5/293 Station St FAIRFIELD 3078	\$935,000	26/02/2026
2	2/54 Clarendon St THORNBURY 3071	\$888,000	18/02/2026
3	2c Newcastle St THORNBURY 3071	\$944,000	22/01/2026

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: 13/04/2026 10:46

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Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

Year ending March 2026: \$620,000



 2  2  1

Property Type:

Agent Comments

Comparable Properties



5/293 Station St FAIRFIELD 3078 (REI)

Agent Comments

 2  1  1

Price: \$935,000

Method: Private Sale

Date: 26/02/2026

Property Type: Townhouse (Single)



2/54 Clarendon St THORBURY 3071 (REI/VG)

Agent Comments

 2  2  1

Price: \$888,000

Method: Private Sale

Date: 18/02/2026

Property Type: Townhouse (Res)



2c Newcastle St THORBURY 3071 (REI/VG)

Agent Comments

 2  1  1

Price: \$944,000

Method: Sold Before Auction

Date: 22/01/2026

Property Type: Townhouse (Res)

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



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