

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

22 Lawry Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,697,500

Property Type House

Suburb Northcote

Period - From 12/11/2024

to

11/11/2025

Source Property Data

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	145 Separation St NORTHCOTE 3070	\$1,327,500	31/05/2025
2	378 Clarke St NORTHCOTE 3070	\$1,300,000	23/10/2025
3	29 Glanfield St NORTHCOTE 3070	\$1,380,000	14/06/2025

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:

12/11/2025 15:16



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Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

12/11/2024 - 11/11/2025: \$1,697,500



3 1 2

Property Type: House
Land Size: 276 sqm approx
Agent Comments

Comparable Properties



145 Separation St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,327,500
Method:
Date: 31/05/2025
Property Type: House



378 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,300,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 344 sqm approx



29 Glanfield St NORTHCOTE 3070 (REI)

Agent Comments

4 1 1

Price: \$1,380,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)