

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

103/227 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

| | | | | | |
|---------------|--|---------------|--|--------|---|
| Median price | \$625,000 | Property Type | Unit | Suburb | Northcote |
| Period - From | 05/02/2025 | to | 04/02/2026 | 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 | 301/550 High St NORTHCOTE 3070 | \$479,000 | 08/12/2025 |
| 2 | 219/1 Bent St NORTHCOTE 3070 | \$472,000 | 01/12/2025 |
| 3 | 203/8 Breavington Way NORTHCOTE 3070 | \$494,000 | 02/09/2025 |

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:

05/02/2026 11:19



Property Type: Apartment

Land Size: 66 sqm approx

Agent Comments

Total size: 66m² - Internal: 55m² - Balcony: 11m²

Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

05/02/2025 - 04/02/2026: \$625,000

Comparable Properties



301/550 High St NORTHCOTE 3070 (REI)



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1



1

Agent Comments

Price: \$479,000

Method: Private Sale

Date: 08/12/2025

Property Type: Apartment



219/1 Bent St NORTHCOTE 3070 (REI/VG)



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Agent Comments

Price: \$472,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



203/8 Breavington Way NORTHCOTE 3070 (VG)



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Agent Comments

Price: \$494,000

Method: Sale

Date: 02/09/2025

Property Type: Strata Flat - Single OYO Flat

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