

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

3 Vauxhall Road, Northcote Vic 3070

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Northcote

Period - From 11/12/2024

to

10/12/2025

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	8 Bastings St NORTHCOTE 3070	\$2,410,000	08/11/2025
2	30 Brooke St NORTHCOTE 3070	\$2,350,000	23/08/2025
3	27 Hawthorn Rd NORTHCOTE 3070	\$2,345,000	06/08/2025

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:

11/12/2025 14:37



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4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,450,000
Median House Price
11/12/2024 - 10/12/2025: \$1,725,000

Comparable Properties



8 Bastings St NORTHCOTE 3070 (REI)

Agent Comments

4 1 1

Price: \$2,410,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)



30 Brooke St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 1 2

Price: \$2,350,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 538 sqm approx



27 Hawthorn Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

4 1 -

Price: \$2,345,000
Method: Private Sale
Date: 06/08/2025
Property Type: House
Land Size: 572 sqm approx

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



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