

# 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

168 Beavers Road, 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 \$2,400,000 & \$2,500,000

### Median sale price

Median price \$1,631,500 Property Type House Suburb Northcote

Period - From 01/01/2024 to 31/12/2024 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	21 Latham St NORTHCOTE 3070	\$2,500,000	23/11/2024
2	60a Christmas St NORTHCOTE 3070	\$2,350,000	15/11/2024
3	18 Barry St NORTHCOTE 3070	\$2,570,000	09/10/2024

**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:

13/02/2025 15:49



4   2   2

**Property Type:** House (Res)

**Land Size:** 439 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

Year ending December 2024: \$1,631,500

## Comparable Properties



**21 Latham St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

4   2   1

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 23/11/2024

**Property Type:** House

**Land Size:** 400 sqm approx



**60a Christmas St NORTHCOTE 3070 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,350,000

**Method:** Sold Before Auction

**Date:** 15/11/2024

**Property Type:** House (Res)



**18 Barry St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

4   2   -

**Price:** \$2,570,000

**Method:** Sold Before Auction

**Date:** 09/10/2024

**Property Type:** House (Res)

**Land Size:** 307 sqm approx

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



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