

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 148a Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,753,000 Property Type House Suburb Northcote

Period - From 01/01/2026 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	139 Arthurton Rd NORTHCOTE 3070	\$1,320,000	21/02/2026
2	140 Separation St NORTHCOTE 3070	\$1,240,000	25/10/2025
3	4/49 James St NORTHCOTE 3070	\$1,350,000	25/10/2025

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: 08/04/2026 14:55



Property Type: House

Land Size: 197 sqm approx

Agent Comments

Comparable Properties



139 Arthurton Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 293 sqm approx



140 Separation St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 105 sqm approx



4/49 James St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 25/10/2025

Property Type: Townhouse (Single)