

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

5/247 HEIDELBERG ROAD NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Northcote

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

13/223-225 WESTGARTH STREET NORTHCOTE VIC 3070	\$360,000	29-Jul-25
5/57 GILLIES STREET FAIRFIELD VIC 3078	\$320,000	04-Aug-25
2/40 YARRALEA STREET ALPHINGTON VIC 3078	\$305,000	13-May-25

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 6 months.~~

This Statement of Information was prepared on: 22 September 2025



**13/223-225 WESTGARTH STREET
NORTHCOTE VIC 3070**

Sold Price

^{RS} **\$360,000**

Sold Date

29-Jul-25



1



1



1

Distance

0.13km



**5/57 GILLIES STREET FAIRFIELD
VIC 3078**

Sold Price

\$320,000

Sold Date

04-Aug-25



1



1



1

Distance

0.7km



**2/40 YARRALEA STREET
ALPHINGTON VIC 3078**

Sold Price

\$305,000

Sold Date

13-May-25



1



1



1

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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