

# 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

26a Wales Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,700,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Northcote

Period - From 01/10/2024

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	30 Woolhouse St NORTHCOTE 3070	\$2,626,000	22/11/2024
3	338 Gillies St THORBURY 3071	\$2,896,000	19/10/2024

**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:

04/03/2025 15:33



**Property Type:**  
Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 23/11/2024  
**Property Type:** House  
**Land Size:** 400 sqm approx



**30 Woolhouse St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$2,626,000  
**Method:** Private Sale  
**Date:** 22/11/2024  
**Property Type:** House



**338 Gillies St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$2,896,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)  
**Land Size:** 490 sqm approx