

## 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

5/138 DAREBIN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Northcote

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

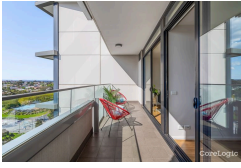
Date of sale

810/8 BREAVINGTON WAY NORTHCOTE VIC 3070	\$445,000	31-Oct-24
215/1 BENT STREET NORTHCOTE VIC 3070	\$470,000	20-Dec-24
203/2-6 MCCUTCHEON STREET NORTHCOTE VIC 3070	\$422,500	04-Oct-24

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: 11 February 2025



**810/8 BREAVINGTON WAY  
 NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$445,000** Sold Date **31-Oct-24**

Distance **0.75km**



**215/1 BENT STREET NORTHCOTE  
 VIC 3070**

1 1 1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **20-Dec-24**

Distance **1.01km**



**203/2-6 MCCUTCHEON STREET  
 NORTHCOTE VIC 3070**

1 1 1

Sold Price **\$422,500** Sold Date **04-Oct-24**

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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