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	164 Separation Street, Northcote Vic 3070
Including suburb and	•
postcode	

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,600,000	Property Type Ho	ouse	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

Address of comparable property		Price	Date of sale
1	149 Victoria Rd NORTHCOTE 3070	\$1,120,000	12/02/2025
2	6 Lennox St NORTHCOTE 3070	\$1,570,000	26/10/2024
3	193 Separation St NORTHCOTE 3070	\$1,230,000	10/08/2024

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable В* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/02/2025 14:13













Property Type: House (Res) Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 **Median House Price**

December guarter 2024: \$1,600,000

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.

Comparable Properties



149 Victoria Rd NORTHCOTE 3070 (REI)





Price: \$1,120,000

Method: Sold Before Auction

Date: 12/02/2025

Property Type: House (Res) Land Size: 471 sqm approx

Agent Comments



6 Lennox St NORTHCOTE 3070 (REI/VG)

3







Agent Comments

Price: \$1,570,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 456 sqm approx

193 Separation St NORTHCOTE 3070 (REI/VG)



Price: \$1,230,000 Method: Auction Sale Date: 10/08/2024

Property Type: House (Res) Land Size: 432 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.