

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

164 Separation Street, Northcote Vic 3070

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 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	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

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:

24/02/2025 14:13



 3  1  2

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

Indicative Selling Price
\$1,200,000
Median House Price
December quarter 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)

Agent Comments

 3  1  1

Price: \$1,120,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)
Land Size: 471 sqm approx



6 Lennox St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  1

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)

Agent Comments

 4  1  5

Price: \$1,230,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 432 sqm approx

Account - Barry Plant | P: 03 9842 8888