

# 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

302/114 Helen 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)

Single price

\$410,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Northcote

Period - From

14/04/2024

to

13/04/2025

Source

Property Data

### 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	8/239 St Georges Rd NORTHCOTE 3070	\$400,000	07/03/2025
2	206/17 Robbs Pde NORTHCOTE 3070	\$400,000	03/03/2025
3	401/227 St Georges Rd NORTHCOTE 3070	\$435,000	18/02/2025

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:

14/04/2025 15:42



Property Type:  
Agent Comments

Indicative Selling Price  
\$410,000  
Median Unit Price  
14/04/2024 - 13/04/2025: \$650,000

## Comparable Properties



8/239 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$400,000  
Method: Private Sale  
Date: 07/03/2025  
Property Type: Apartment



206/17 Robbs Pde NORTHCOTE 3070 (REI) Agent Comments



Price: \$400,000  
Method: Sold Before Auction  
Date: 03/03/2025  
Property Type: Apartment



401/227 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$435,000  
Method: Private Sale  
Date: 18/02/2025  
Property Type: Apartment

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