

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

17 Grandview Grove, Northcote Vic 3070

Indicative selling price

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

Single price

\$2,500,000

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	19 Westgarth St NORTHCOTE 3070	\$2,255,000	31/08/2024
2	12 Langridge St FAIRFIELD 3078	\$2,452,000	12/02/2025
3			

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:

19/02/2025 10:08



3 2 2

Rooms: 7
Property Type: House
Land Size: 393 sqm approx
Agent Comments

Comparable Properties



19 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 1

Price: \$2,255,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 446 sqm approx



12 Langridge St FAIRFIELD 3078 (REI)

Agent Comments

4 1 1

Price: \$2,452,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House

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.