

# 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

102/5 Beavers 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)

range between

\$420,000

&

\$460,000

### Median sale price

Median price

\$630,000

Property type

Unit

Suburb

Northcote

Period - From

01/02/2025

to

30/04/2025

Source



PropTrack

### 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
215/1 Bent Street, Northcote, VIC 3070	\$470,000	21/12/2024
203/8 Breavington Way, Northcote, VIC 3070	\$460,000	14/04/2025
7/17 Kemp Street, Thornbury, VIC 3071	\$420,100	05/03/2025

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: 02/06/2025