

# 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

12 / 442-446 High Street, Northcote 3070

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$445,000

or range between

## Median sale price

Median price \$410,000

Property type apartment

Suburb Northcote 3070

Period - From 01 Oct 2024

to

31 Sept  
2025

Source REA

## 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 |
|------------------------------------------|-----------|--------------|
| 4/414 High Street, Northcote, Vic 3070   | \$444,000 | 05 Jun 2025  |
| 105/332 High Street, Northcote, Vic 3070 | \$408,000 | 03 Jun 2025  |
| 108/550 High Street, Northcote, Vic 3070 | \$440,000 | 03 Oct 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: 06/10/2025 10:30