

## 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

14/442-446 HIGH 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) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 307/1 BENT STREET NORTHCOTE VIC 3070    | \$630,000 | 28-May-25 |
| 44/26-36 HIGH STREET NORTHCOTE VIC 3070 | \$670,000 | 01-May-25 |
| 3/12 EASTMENT STREET NORTHCOTE VIC 3070 | \$700,000 | 29-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 30 July 2025



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**307/1 BENT STREET NORTHCOTE  
VIC 3070**

2 2 1

Sold Price **\$630,000** Sold Date **28-May-25**

Distance **0.12km**



**44/26-36 HIGH STREET  
NORTHCOTE VIC 3070**

2 1 1

Sold Price <sup>RS</sup> **\$670,000** Sold Date **01-May-25**

Distance **1.76km**



**3/12 EASTMENT STREET  
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$700,000** Sold Date **29-May-25**

Distance **0.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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