

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

18 Swift Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Northcote

Period - From 01/01/2025

to

31/03/2025

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	3/17 Austin St FAIRFIELD 3078	\$1,548,000	13/02/2025
2	13a Fulham Rd ALPHINGTON 3078	\$1,780,000	14/12/2024
3	1/49 Martin St THORNBURY 3071	\$1,600,000	12/12/2024

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:

22/05/2025 10:13

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4
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2025: \$1,725,000

Comparable Properties



3/17 Austin St FAIRFIELD 3078 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,548,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: Townhouse (Res)



13a Fulham Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,780,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 301 sqm approx



1/49 Martin St THORNBURY 3071 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,600,000

Method: Auction Sale

Date: 12/12/2024

Property Type: House (Res)