

# 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

2/239 St Georges 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)

Single price

\$475,000

### Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2025

to

30/09/2025

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 | 204/66 St Georges Rd NORTHCOTE 3070 | \$430,000 | 20/08/2025   |
| 2 | 209/17 Robbs Pde NORTHCOTE 3070     | \$480,000 | 21/06/2025   |
| 3 | 5/62 Gadd St NORTHCOTE 3070         | \$470,000 | 13/06/2025   |

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:

14/10/2025 16:31



Property Type:  
Agent Comments

Indicative Selling Price  
\$475,000  
Median Unit Price  
September quarter 2025: \$695,000

## Comparable Properties

204/66 St Georges Rd NORTHCOTE 3070 (VG)

Agent Comments



Price: \$430,000  
Method: Sale  
Date: 20/08/2025  
Property Type: Strata Flat - Single OYO Flat

209/17 Robbs Pde NORTHCOTE 3070 (VG)

Agent Comments



Price: \$480,000  
Method: Sale  
Date: 21/06/2025  
Property Type: Strata Flat - Single OYO Flat



5/62 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$470,000  
Method: Private Sale  
Date: 13/06/2025  
Property Type: Apartment

Account - Barry Plant | P: 03 94605066 | F: 03 94605100