

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

201/2b Dennis Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$730,000

&

\$750,000

Median sale price

Median price

\$972,500

Property Type

Townhouse

Suburb

Northcote

Period - From

25/04/2024

to

24/04/2025

Source

Property Data

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	9/412 High St NORTHCOTE 3070	\$750,000	22/03/2025
2	101/114 Helen St NORTHCOTE 3070	\$720,000	07/03/2025
3	104/2-6 McCutcheon St NORTHCOTE 3070	\$711,700	13/02/2025

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:

25/04/2025 17:26



Property Type: Apartment

Agent Comments

Comparable Properties



9/412 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 22/03/2025

Property Type: Apartment



101/114 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: Apartment



104/2-6 McCutcheon St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$711,700

Method: Private Sale

Date: 13/02/2025

Property Type: Apartment