

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

206/332 HIGH STREET NORTHCOTE VIC 3070

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Northcote

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

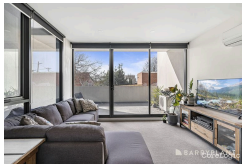
Date of sale

3/332 HIGH STREET NORTHCOTE VIC 3070	\$417,000	09-Oct-24
8/239 ST GEORGES ROAD NORTHCOTE VIC 3070	\$400,000	07-Mar-25
111/121-125 VICTORIA ROAD NORTHCOTE VIC 3070	\$375,000	27-Nov-24

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: 07 April 2025


**3/332 HIGH STREET NORTHCOTE
VIC 3070**

 1
  1
  -

Sold Price

\$417,000

Sold Date **09-Oct-24**

Distance

0km

**8/239 ST GEORGES ROAD
NORTHCOTE VIC 3070**

 1
  1
  1

Sold Price

^{RS} **\$400,000**

Sold Date **07-Mar-25**

Distance

0.91km

**111/121-125 VICTORIA ROAD
NORTHCOTE VIC 3070**

 1
  1
  1

Sold Price

\$375,000

Sold Date **27-Nov-24**

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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