

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

25 Howitt Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Northcote

Period - From

01/10/2024

to

31/12/2024

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	4 Wastell St NORTHCOTE 3070	\$1,900,000	07/02/2025
2	10 Munro St NORTHCOTE 3070	\$1,900,000	22/11/2024
3	231 Bastings St NORTHCOTE 3070	\$1,800,000	19/10/2024

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:

24/03/2025 14:06



Property Type: House (Previously Occupied - Detached)
Land Size: 340 sqm approx
Agent Comments

Comparable Properties



4 Wastell St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: House (Res)
Land Size: 442 sqm approx

10 Munro St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 22/11/2024
Property Type: House (Res)
Land Size: 417 sqm approx



231 Bastings St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 409 sqm approx