

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

27 Hawthorn Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$2,400,000

&

\$2,500,000

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	35 Walker St NORTHCOTE 3070	\$2,450,000	26/05/2025
2	29 Westgarth St NORTHCOTE 3070	\$2,700,000	13/03/2025
3	168 Beavers Rd NORTHCOTE 3070	\$2,700,000	25/02/2025

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:

16/06/2025 12:07



4 1 0

Property Type: House
Land Size: 572 sqm approx
Agent Comments

Comparable Properties



35 Walker St NORTHCOTE 3070 (REI)

Agent Comments

4 1 -

Price: \$2,450,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 594 sqm approx



29 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 1

Price: \$2,700,000
Method: Private Sale
Date: 13/03/2025
Property Type: House
Land Size: 420 sqm approx



168 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 2

Price: \$2,700,000
Method: Sold Before Auction
Date: 25/02/2025
Property Type: House (Res)
Land Size: 450 sqm approx