

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

3 Woolhouse Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

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	29 Westgarth St NORTHCOTE 3070	\$2,700,000	13/03/2025
2	57 Glenmorgan St BRUNSWICK EAST 3057	\$2,850,000	26/02/2025
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:

01/04/2025 16:14

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



4 4 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
December quarter 2024: \$1,600,000

Comparable Properties



29 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

4 3 1

Price: \$2,700,000
Method: Private Sale
Date: 13/03/2025
Property Type: House



57 Glenmorgan St BRUNSWICK EAST 3057 (REI)

Agent Comments

4 2 2

Price: \$2,850,000
Method: Private Sale
Date: 26/02/2025
Property Type: House



168 Beavers Rd NORTHCOTE 3070 (REI)

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

Account - Whitefox Real Estate | P: 96459699



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