Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$475,000	&	\$500,000

Median sale price

Median price	\$660,000	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	110/245 Queens Pde FITZROY NORTH 3068	\$513,000	16/04/2025
2	302C/168 Victoria Rd NORTHCOTE 3070	\$486,750	22/03/2025
3	5/2 Dundas St THORNBURY 3071	\$490,000	18/12/2024

OR

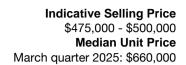
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2025 17:51





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Property Type: Apartment **Agent Comments**

Comparable Properties



110/245 Queens Pde FITZROY NORTH 3068 (REI)

Price: \$513,000 Method: Private Sale Date: 16/04/2025

Property Type: Apartment

Agent Comments



302C/168 Victoria Rd NORTHCOTE 3070 (REI/VG)





Agent Comments

Price: \$486,750 Method: Private Sale Date: 22/03/2025

Property Type: Apartment



5/2 Dundas St THORNBURY 3071 (REI/VG)



Price: \$490,000

Method: Sold Before Auction

Date: 18/12/2024

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



