

# 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

301/332 High Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$475,000

&

\$500,000

### Median sale price

Median price

\$660,000

Property 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	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 comparable properties 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



2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$475,000 - \$500,000  
Median Unit Price  
March quarter 2025: \$660,000

Comparable Properties



110/245 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

Price: \$490,000  
Method: Sold Before Auction  
Date: 18/12/2024  
Property Type: Apartment