

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

302/114 Helen Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Northcote

Period - From

14/04/2024

to

13/04/2025

Source

Property Data

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	8/239 St Georges Rd NORTHCOTE 3070	\$400,000	07/03/2025
2	206/17 Robbs Pde NORTHCOTE 3070	\$400,000	03/03/2025
3	401/227 St Georges Rd NORTHCOTE 3070	\$435,000	18/02/2025

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:

14/04/2025 15:42



Property Type:
Agent Comments

Indicative Selling Price
\$410,000
Median Unit Price
14/04/2024 - 13/04/2025: \$650,000

Comparable Properties



8/239 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment



206/17 Robbs Pde NORTHCOTE 3070 (REI) Agent Comments



Price: \$400,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: Apartment



401/227 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577