

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

310/1 Bent Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$629,500

Median sale price

Median price

\$637,500

Property Type

Unit

Suburb

Northcote

Period - From

04/09/2024

to

03/09/2025

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	611/1 Bent St NORTHCOTE 3070	\$640,000	16/06/2025
2	307/1 Bent St NORTHCOTE 3070	\$630,000	28/05/2025
3	608/8 Breavington Way NORTHCOTE 3070	\$620,000	05/05/2025

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:

04/09/2025 15:29



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Indicative Selling Price
\$629,500

Median Unit Price

04/09/2024 - 03/09/2025: \$637,500



2 2 1

Property Type: Apartment
Agent Comments

Comparable Properties



611/1 Bent St NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$640,000
Method: Sale
Date: 16/06/2025
Property Type: Strata Flat - Single OYO Flat



307/1 Bent St NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$630,000
Method: Sale
Date: 28/05/2025
Property Type: Strata Flat - Single OYO Flat



608/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$620,000
Method: Private Sale
Date: 05/05/2025
Property Type: Apartment
Land Size: 18392 sqm approx



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