

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

37 Dennis Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,686,250

Property Type House

Suburb Northcote

Period - From 01/10/2024

to

30/09/2025

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	29 Walker St NORTHCOTE 3070	\$1,612,000	22/11/2025
2	5 Bird Av NORTHCOTE 3070	\$1,571,000	18/10/2025
3	6 Wales St NORTHCOTE 3070	\$1,642,000	26/06/2025

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:

25/11/2025 14:34

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending September 2025: \$1,686,250



6 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



29 Walker St NORTHCOTE 3070 (REI)

Agent Comments

4 1 -

Price: \$1,612,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)



5 Bird Av NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,571,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)



6 Wales St NORTHCOTE 3070 (VG)

Agent Comments

3 - -

Price: \$1,642,000

Method: Sale

Date: 26/06/2025

Property Type: House (Res)

Land Size: 415 sqm approx

Account - Whitefox Real Estate | P: 96459699



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