

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

5/239 ST GEORGES ROAD NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Northcote

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

7/167 DAREBIN ROAD THORNBURY VIC 3071	\$540,000	21-Mar-25
4/31 CLAPHAM STREET THORNBURY VIC 3071	\$525,000	04-Dec-24
18/116 ARTHURTON ROAD NORTHCOTE VIC 3070	\$545,000	23-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 03 April 2025



**7/167 DAREBIN ROAD
THORNBURY VIC 3071**

2 1 1

Sold Price

^{RS} **\$540,000**

Sold Date

21-Mar-25

Distance

1.89km



**4/31 CLAPHAM STREET
THORNBURY VIC 3071**

2 1 1

Sold Price

\$525,000

Sold Date

04-Dec-24

Distance

1.24km



**18/116 ARTHURTON ROAD
NORTHCOTE VIC 3070**

2 1 1

Sold Price

^{RS} **\$545,000**

Sold Date

23-Feb-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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