

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

5/62 GADD STREET 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,602,500

Property type

House

Suburb

Northcote

Period-from

01 May 2024

to

30 Apr 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

212/332 HIGH STREET NORTHCOTE VIC 3070	\$469,000	14-Apr-25
50/25 VERONICA STREET NORTHCOTE VIC 3070	\$480,000	28-Mar-25
25 VERONICA STREET NORTHCOTE VIC 3070	\$480,000	28-Mar-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: 26 May 2025



212/332 HIGH STREET NORTHCOTE VIC 3070 Sold Price **\$469,000** Sold Date **14-Apr-25**

2 1 1

Distance **1.18km**



50/25 VERONICA STREET NORTHCOTE VIC 3070

Sold Price **\$480,000** Sold Date **28-Mar-25**

2 1 -

Distance **0.43km**



25 VERONICA STREET NORTHCOTE VIC 3070

Sold Price

Sold Date **28-Mar-25**

2 1 -

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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