

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 Potter Court, Northcote Vic 3070

Indicative selling price

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

Range between \$1,750,000

&

\$1,800,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Northcote

Period - From 01/07/2025

to

30/06/2026

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	68 Bent St NORTHCOTE 3070	\$1,756,000	14/03/2026
2	36 Lowan St BRUNSWICK EAST 3057	\$1,801,000	24/02/2026
3	75 Roberts St NORTHCOTE 3070	\$1,855,500	28/03/2026

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:

06/08/2026 18:56



3 1 2

Property Type: House

Land Size: 497 sqm approx

Agent Comments

Comparable Properties



68 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 2

Price: \$1,756,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 386 sqm approx



36 Lowan St BRUNSWICK EAST 3057 (VG)

Agent Comments

4 - -

Price: \$1,801,000

Method: Sale

Date: 24/02/2026

Property Type: House (Res)

Land Size: 494 sqm approx



75 Roberts St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 2

Price: \$1,855,500

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 474 sqm approx