

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

505 High Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,250,000

&

\$1,320,000

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	61 Arthurton Rd NORTHCOTE 3070	\$1,300,000	29/09/2025
2	80a Helen St NORTHCOTE 3070	\$1,280,000	13/09/2025
3	42 Darebin Rd NORTHCOTE 3070	\$1,270,000	27/08/2025

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:

08/10/2025 16:16



3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,320,000
Median House Price
Year ending September 2025: \$1,686,250

Comparable Properties



61 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,300,000
Method: Private Sale
Date: 29/09/2025
Property Type: House

80a Helen St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,280,000
Method: Private Sale
Date: 13/09/2025
Property Type: House (Res)

42 Darebin Rd NORTHCOTE 3070 (REI)

Agent Comments

3 - 2

Price: \$1,270,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)