

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

5a Wastell Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Northcote

Period - From 01/01/2025

to

31/03/2025

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	77 Dennis St NORTHCOTE 3070	\$1,400,000	26/02/2025
2	48 Wilmoth St THORNBURY 3071	\$1,455,000	14/12/2024
3	22 Urquhart St NORTHCOTE 3070	\$1,290,000	30/11/2024

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:

28/05/2025 11:22

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3 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2025: \$1,725,000

Comparable Properties



77 Dennis St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 214 sqm approx



48 Wilmoth St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 1

Price: \$1,455,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 244 sqm approx



22 Urquhart St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 -

Price: \$1,290,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 208 sqm approx

Account - Whitefox Real Estate | P: 96459699



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