

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

7/136 HIGH 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

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

107/26 MERRI PARADE NORTHCOTE VIC 3070	\$355,000	10-Feb-25
209/5 BEAVERS ROAD NORTHCOTE VIC 3070	\$380,000	07-Nov-24
111/121-125 VICTORIA ROAD NORTHCOTE VIC 3070	\$375,000	27-Nov-24

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: 17 April 2025



107/26 MERRI PARADE NORTHCOTE VIC 3070

1 1 1

Sold Price

^{RS}

\$355,000

Sold Date

10-Feb-25

Distance

0.62km



209/5 BEAVERS ROAD NORTHCOTE VIC 3070

1 1 1

Sold Price

\$380,000

Sold Date

07-Nov-24

Distance

1.12km



111/121-125 VICTORIA ROAD NORTHCOTE VIC 3070

1 1 1

Sold Price

\$375,000

Sold Date

27-Nov-24

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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