

## 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

8/136 ST GEORGES ROAD NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

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

3/4 MCCracken Avenue Northcote VIC 3070	\$570,000	21-Mar-25
107/550 High Street Northcote VIC 3070	\$650,000	10-Apr-25
4/174A Clarke Street Northcote VIC 3070	\$560,000	04-Feb-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: 02 May 2025

**3/4 MCCRACKEN AVENUE  
NORTHCOTE VIC 3070**

2 1 -

Sold Price

RS

**\$570,000**

Sold Date

**21-Mar-25**

Distance

**0.08km****107/550 HIGH STREET  
NORTHCOTE VIC 3070**

2 1 1

Sold Price

RS

**\$650,000**

UN

Sold Date

**10-Apr-25**

Distance

**0.98km****4/174A CLARKE STREET  
NORTHCOTE VIC 3070**

2 1 1

Sold Price

**\$560,000**

Sold Date

**04-Feb-25**

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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