

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

8/75 GADD 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

\$695,000

or range
between

&

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

4/73 GADD STREET NORTHCOTE VIC 3070	\$700,000	06-Mar-25
112/227 ST GEORGES ROAD NORTHCOTE VIC 3070	\$710,000	06-Apr-25
101/1A CAMPBELL GROVE NORTHCOTE VIC 3070	\$705,000	06-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: 14 April 2025



**4/73 GADD STREET NORTHCOTE
VIC 3070**

 2  2  1

Sold Price

^{RS} **\$700,000** Sold Date **06-Mar-25**

Distance **0km**



**112/227 ST GEORGES ROAD
NORTHCOTE VIC 3070**

 2  2  1

Sold Price

^{RS} **\$710,000** Sold Date **06-Apr-25**

Distance **0.29km**



**101/1A CAMPBELL GROVE
NORTHCOTE VIC 3070**

 2  2  1

Sold Price

\$705,000 Sold Date **06-Feb-25**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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