

# 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

8B Sharp Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000 & \$3,190,000

### Median sale price

Median price \$1,763,000 Property Type House Suburb Northcote

Period - From 01/04/2025 to 31/03/2026 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		
2		
3		

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: 30/06/2026 12:00

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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,900,000 - \$3,190,000

**Median House Price**

Year ending March 2026: \$1,763,000

## Comparable Properties

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. 8B Sharp Street, Northcote is a brand new dual occupancy home that includes five bedrooms, four bathrooms and off street parking for two cars. There are high-end finishes and fixtures throughout, and there hasn't been a comparable sale within the last six months.

Account - Whitefox Real Estate | P: 96459699



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