## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	9/33 Cain Avenue, Northcote Vic 3070
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$295,000	&	\$320,000
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### Median sale price

Median price	\$695,000	Pro	perty Type	Unit		Suburb	Northcote
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	5/247 Heidelberg Rd NORTHCOTE 3070	\$308,500	23/10/2025
2	12/158 Separation St NORTHCOTE 3070	\$364,500	08/10/2025
3	4/28 Ross St NORTHCOTE 3070	\$376,500	05/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2025 09:49













**Property Type: Agent Comments** 

**Indicative Selling Price** \$295,000 - \$320,000 **Median Unit Price** September quarter 2025: \$695,000

# Comparable Properties



5/247 Heidelberg Rd NORTHCOTE 3070 (REI)

Price: \$308,500 Method: Private Sale







Date: 23/10/2025 Property Type: Apartment **Agent Comments** 



12/158 Separation St NORTHCOTE 3070 (REI)







**Agent Comments** 

Price: \$364,500 Method: Private Sale Date: 08/10/2025

Property Type: Apartment



4/28 Ross St NORTHCOTE 3070 (REI)

Price: \$376,500 Method: Private Sale Date: 05/08/2025 Property Type: Unit



**Agent Comments** 

Account - Atria Real Estate





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