

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

806/8 BREAVINGTON WAY 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2024

to

30 Jun 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

210/405 HIGH STREET NORTHCOTE VIC 3070

\$620,000

12-Feb-25

3/52 MARTIN STREET THORBURY VIC 3071

\$598,000

15-May-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: 01 July 2025



**210/405 HIGH STREET
NORTHCOTE VIC 3070**

 2  1  1

Sold Price **\$620,000** Sold Date **12-Feb-25**

Distance **0.31km**



**3/52 MARTIN STREET THORNBURY
VIC 3071**

 2  1  1

Sold Price **\$598,000** Sold Date **15-May-25**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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