

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

3/4 Garden Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$980,000

Property Type Townhouse

Suburb Northcote

Period - From 23/07/2024

to

22/07/2025

Source Property Data

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	40/198 Beavers Rd NORTHCOTE 3070	\$1,285,000	03/05/2025
2	174b Gooch St THORNBURY 3071	\$1,290,000	05/04/2025
3	2/197 Separation St NORTHCOTE 3070	\$1,200,000	08/02/2025

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:

23/07/2025 16:49



3 1 0

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



40/198 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

3 3 2

Price: \$1,285,000

Method: Private Sale

Date: 03/05/2025

Property Type: Townhouse (Single)



174b Gooch St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 2

Price: \$1,290,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

Land Size: 233 sqm approx



2/197 Separation St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 3 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 08/02/2025

Property Type: Townhouse (Res)