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	3/4 Garden Street, Northcote Vic 3070
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$980,000	Pro	perty Type T	ownhouse		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

Add	dress 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 comparableproperties 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



JellisCraig

Paula Beavis 03 9403 9300 0407267366 paulabeavis@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 23/07/2024 - 22/07/2025: \$980,000



1 3 **1** 4 6 6

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



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

-

3

3

Agent Comments

Price: \$1,285,000 Method: Private Sale Date: 03/05/2025

Property Type: Townhouse (Single)



174b Gooch St THORNBURY 3071 (REI/VG)

•=

3

2

a

Price: \$1,290,000 **Method:** Auction Sale **Date:** 05/04/2025

Property Type: Townhouse (Res) **Land Size:** 233 sqm approx

Agent Comments



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

3

3

7

Agent Comments

3 404 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 08/02/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300





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