

# 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

39 Dennis 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)

Single price

\$1,750,000

### Median sale price

Median price

\$1,750,500

Property Type

House

Suburb

Northcote

Period - From

01/04/2025

to

30/06/2025

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	Price	Date of sale
1	71 Kellett St NORTHCOTE 3070	\$1,810,000	25/06/2025
2	4 Grandview Gr NORTHCOTE 3070	\$1,815,000	18/06/2025
3	106 Collins St THORNBURY 3071	\$1,705,000	31/03/2025

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:

14/07/2025 11:18



3   1   2

**Property Type:** House

**Land Size:** 489 sqm approx

**Agent Comments**

## Comparable Properties



**71 Kellett St NORTHCOTE 3070 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,810,000

**Method:** Sold Before Auction

**Date:** 25/06/2025

**Property Type:** House (Res)



**4 Grandview Gr NORTHCOTE 3070 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,815,000

**Method:** Private Sale

**Date:** 18/06/2025

**Property Type:** House



**106 Collins St THORNBURY 3071 (REI/VG)**

**Agent Comments**

4   2   3

**Price:** \$1,705,000

**Method:** Sold Before Auction

**Date:** 31/03/2025

**Property Type:** House (Res)

**Land Size:** 536 sqm approx