

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

1/418 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$785,000 & \$840,000

Median sale price

Median price \$593,000

Property Type Unit

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	56B Gadd St NORTHCOTE 3070	\$825,000	04/04/2025
2			
3			

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:

09/07/2025 15:43



Tommasina Brizzi
9489 9422

0404 418 885

tommasinabrizzi@mcgrath.com.au

Indicative Selling Price

\$785,000 - \$840,000

Median Unit Price

June quarter 2025: \$593,000



3 2 1

Property Type:

Agent Comments

Comparable Properties



56B Gadd St NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$825,000

Method:

Date: 04/04/2025

Property Type: Townhouse (Single)

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.

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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