

# 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

21 Tanner Grove, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,590,000

&

\$2,690,000

### 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	29 Westgarth St NORTHCOTE 3070	\$2,700,000	13/03/2025
2	3 Thames St NORTHCOTE 3070	\$2,625,000	31/05/2025
3	32 Whalley St NORTHCOTE 3070	\$2,670,000	03/05/2025

**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:

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**Indicative Selling Price**

\$2,590,000 - \$2,690,000

**Median House Price**

June quarter 2025: \$1,750,500



4 3 4

**Property Type:**

Agent Comments

## Comparable Properties



**29 Westgarth St NORTHCOTE 3070 (REI)**

Agent Comments

4 3 1

**Price:** \$2,700,000

**Method:**

**Date:** 13/03/2025

**Property Type:** House



**3 Thames St NORTHCOTE 3070 (REI)**

Agent Comments

4 2 2

**Price:** \$2,625,000

**Method:** Private Sale

**Date:** 31/05/2025

**Property Type:** House



**32 Whalley St NORTHCOTE 3070 (REI)**

Agent Comments

4 2 4

**Price:** \$2,670,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** House (Res)

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



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