

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

8/30 Urquhart Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$449,500

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	7/18 Blythe St THORNBURY 3071	\$447,500	10/05/2025
2	10/8 Bennett St FITZROY NORTH 3068	\$445,000	08/04/2025
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:

08/07/2025 14:37



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Indicative Selling Price
\$449,500

Median Unit Price
June quarter 2025: \$593,000



1 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



7/18 Blythe St THORBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$447,500
Method:
Date: 10/05/2025
Property Type: Apartment



10/8 Bennett St FITZROY NORTH 3068 (REI/VG)

Agent Comments

1 1 1

Price: \$445,000
Method: Private Sale
Date: 08/04/2025
Property Type: Apartment

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.



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