

# 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

4 Roberts 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)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,675,000

Property Type House

Suburb Northcote

Period - From 01/07/2024

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	31 Quarrion La NORTHCOTE 3070	\$1,395,000	03/07/2025
2	3/5 Union St NORTHCOTE 3070	\$1,305,000	05/04/2025
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:

23/07/2025 14:43

4 Roberts Street, Northcote Vic 3070

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3   3   2

Property Type: House  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending June 2025: \$1,675,000

## Comparable Properties



31 Quarrion La NORTHCOTE 3070 (REI)

Agent Comments

2   1   1

Price: \$1,395,000  
Method: Auction Sale  
Date: 03/07/2025  
Property Type: Townhouse (Res)  
Land Size: 139 sqm approx



3/5 Union St NORTHCOTE 3070 (REI)

Agent Comments

3   2   2

Price: \$1,305,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: Townhouse (Res)

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 - Woodards | P: 03 9481 0633 | F: 0394821491



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