

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

2 BRYAN STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Northcote

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

2 MITCHELL STREET FAIRFIELD VIC 3078

\$1,400,000

06-Jan-25

5 EVANS CRESCENT NORTHCOTE VIC 3070

\$1,530,000

11-Jun-25

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 6 months.

This Statement of Information was prepared on: 23 June 2025



**2 MITCHELL STREET FAIRFIELD
VIC 3078**

 3  1  2

Sold Price **\$1,400,000** Sold Date **06-Jan-25**

Distance **0.65km**



**5 EVANS CRESCENT NORTHCOTE
VIC 3070**

 3  1  1

Sold Price ^{RS} **\$1,530,000** ^{UN} Sold Date **11-Jun-25**

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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