

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

1/21 Andrew Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

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 | 31 Quarrion La NORTHCOTE 3070 | \$1,395,000 | 03/07/2025 |
| 2 | 2 Duncan St FAIRFIELD 3078 | \$1,410,000 | 29/05/2025 |
| 3 | 14a Kellett St NORTHCOTE 3070 | \$1,451,000 | 20/05/2025 |

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:

22/07/2025 15:27

Matthew McIntosh

03 9403 9300

0457 193 014

matthewmcintosh@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,420,000

Median House Price

June quarter 2025: \$1,750,500



 3  1  2

Property Type: Townhouse

Agent Comments

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



2 Duncan St FAIRFIELD 3078 (VG)

Agent Comments

 2  -  -

Price: \$1,410,000

Method: Sale

Date: 29/05/2025

Property Type: House (Res)

Land Size: 218 sqm approx



14a Kellett St NORTHCOTE 3070 (REI)

Agent Comments

 3  2  2

Price: \$1,451,000

Method: Sold Before Auction

Date: 20/05/2025

Property Type: House (Res)

Land Size: 240 sqm approx