Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 67 Henry Street, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,750,500	Pro	Property Type Hou		use		Suburb	Northcote	
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	Address of comparable property		Date of sale
1	139 Beavers Rd NORTHCOTE 3070	\$1,400,000	05/04/2025
2	23 Gladstone Av NORTHCOTE 3070	\$1,560,000	20/03/2025
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:

10/07/2025 16:21









Property Type: House (Res) **Land Size:** 216 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2025: \$1,750,500

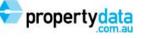
Comparable Properties

139 Beavers Rd NORTHCOTE 3070 (REI/VG) Image: 1 Image: 1 Image: 1 Image: 1 Price: \$1,400,000 Method: Private Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 186 sqm approx	Agent Comments
23 Gladstone Av NORTHCOTE 3070 (REI/VG) → 3 → 1 → - Price: \$1,560,000 Method: Auction Sale Date: 20/03/2025 Property Type: House (Res) Land Size: 279 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 9403 9300





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