

# 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

67 Henry 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

\$1,400,000

&

\$1,500,000

### 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	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



3 1 0

**Property Type:** House (Res)

**Land Size:** 216 sqm approx

Agent Comments

## Comparable Properties



**139 Beavers Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 05/04/2025

**Property Type:** House (Res)

**Land Size:** 186 sqm approx



**23 Gladstone Av NORTHCOTE 3070 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 20/03/2025

**Property Type:** House (Res)

**Land Size:** 279 sqm approx

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.