

27/341 Heidelberg Road, Northcote Vic 3070



2 Bed 2 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$599,000

Median House Price

Year ending June 2025: \$641,250

Comparable Properties



7/305 Heidelberg Road, NORTHCOTE 3070 (REI)

2 Bed 1 Bath 1 Car

Price: \$570,500

Method: Private Sale

Date: 05/06/2025

Property Type: Apartment

Agent Comments: Similar accommodation and condition, comparable location.



4/32 Little Eastment Street, NORTHCOTE 3070 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$595,000

Method: Private Sale

Date: 04/03/2025

Property Type: Apartment

Agent Comments: Similar accommodation and condition, comparable location.



808/8 Breavington Way, NORTHCOTE 3070 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$592,500

Method: Private Sale

Date: 21/02/2025

Property Type: Apartment

Agent Comments: Same accommodation, superior condition comparable location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

27/341 Heidelberg Road, Northcote Vic 3070

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$641,250

Unit

x

Suburb

Northcote

Period - From

01/07/2024

to

30/06/2025

Source

REIV

Comparable property sales

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
7/305 Heidelberg Road, NORTHCOTE 3070	\$570,500	05/06/2025
4/32 Little Eastment Street, NORTHCOTE 3070	\$595,000	04/03/2025
808/8 Breavington Way, NORTHCOTE 3070	\$592,500	21/02/2025

This Statement of Information was prepared on:

18/07/2025 16:36