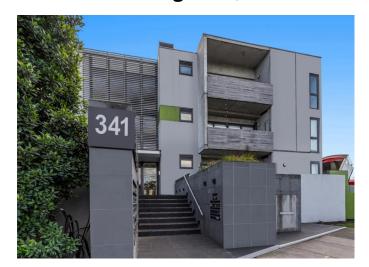
27/341 Heidelberg Road, Northcote Vic 3070



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	27/341 Heidelberg Road, Northcote Vic 3070			
locality and postcode				

Indicative selling price

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

Single price \$599,000

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saic price					
Median price	\$641,250		Unit x	Suburb No	thcote
Period - From	01/07/2024	to	30/06/2025	Sour	ce 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

