

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

26 Howitt Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Northcote

Period - From 01/01/2025

to

31/03/2025

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	25 Langridge St FAIRFIELD 3078	\$1,950,000	15/03/2025
2	187 Bastings St NORTHCOTE 3070	\$2,100,000	18/02/2025
3	4 Wastell St NORTHCOTE 3070	\$1,900,000	07/02/2025

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:

15/05/2025 15:32



 4  2  1

Property Type: House

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



25 Langridge St FAIRFIELD 3078 (REI)

Agent Comments

 4  2  1

Price: \$1,950,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 243 sqm approx



187 Bastings St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,100,000

Method: Private Sale

Date: 18/02/2025

Property Type: House

Land Size: 421 sqm approx



4 Wastell St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,900,000

Method: Sold Before Auction

Date: 07/02/2025

Property Type: House (Res)

Land Size: 442 sqm approx