

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

373a Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

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	21 Wilmoth St NORTHCOTE 3070	\$2,650,000	04/04/2025
2	12 Langston St NORTHCOTE 3070	\$2,530,000	05/07/2025
3	12 Langridge St FAIRFIELD 3078	\$2,452,000	12/02/2025

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:

25/07/2025 10:17

373a Clarke Street, Northcote Vic 3070

McGrath

Luke Brizzi

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

June quarter 2025: \$1,750,500



4 4 2

Property Type:

Agent Comments

Comparable Properties



21 Wilmoth St NORTHCOTE 3070 (REI)

Agent Comments

4 3 2

Price: \$2,650,000

Method:

Date: 04/04/2025

Property Type: House



12 Langston St NORTHCOTE 3070 (REI)

Agent Comments

4 2 2

Price: \$2,530,000

Method: Private Sale

Date: 05/07/2025

Property Type: House



12 Langridge St FAIRFIELD 3078 (REI/VG)

Agent Comments

4 1 1

Price: \$2,452,000

Method: Sold Before Auction

Date: 12/02/2025

Property Type: House (Res)

Land Size: 323 sqm approx

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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