

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

99a Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,645,000

Property Type House

Suburb Northcote

Period - From 27/06/2024

to

26/06/2025

Source Property Data

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	97A Clyde St THORNBURY 3071	\$1,570,000	10/05/2025
2	49 Herbert St NORTHCOTE 3070	\$1,655,000	15/02/2025
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:

27/06/2025 13:23



3 3 1

Property Type: House

Agent Comments

Comparable Properties



97A Clyde St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$1,570,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House



49 Herbert St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 1

Price: \$1,655,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 174 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.