

## 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

14/442-446 HIGH STREET NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$670,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

9/414-416 HIGH STREET NORTHCOTE VIC 3070	\$700,000	16-Feb-25
3/12 EASTMENT STREET NORTHCOTE VIC 3070	\$700,000	29-May-25
103/558 HIGH STREET THORNBURY VIC 3071	\$640,000	12-Apr-25

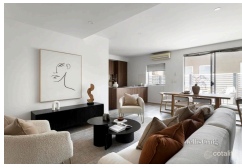
OR

**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 6 months.~~

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**9/414-416 HIGH STREET  
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$700,000** Sold Date **16-Feb-25**

Distance **0.08km**



**3/12 EASTMENT STREET  
NORTHCOTE VIC 3070**

2 1 1

Sold Price Sold Date **29-May-25**

Distance **0.6km**



**103/558 HIGH STREET  
THORNBURY VIC 3071**

2 2 1

Sold Price **\$640,000** Sold Date **12-Apr-25**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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