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

19 Railway Parade, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$800,000		&		\$880,000				
Median sale price									
Median price	\$641,250	Pro	operty Type	Unit			Suburb	Northcote	
Period - From	01/07/2024	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/105 Herbert St NORTHCOTE 3070	\$782,000	16/05/2025
2	2/4 Beavers Rd NORTHCOTE 3070	\$868,000	05/03/2025
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:

16/07/2025 16:03



19 Railway Parade, Northcote Vic 3070

McGrath





Property Type: Townhouse (Res) Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending June 2025: \$641,250

Comparable Properties

2/105 Herbert St NORTHCOTE 3070 (REI) 2 1 2 1 1 Price: \$782,000 Method: Date: 16/05/2025 Property Type: House	Agent Comments
2/4 Beavers Rd NORTHCOTE 3070 (REI) 2 2 2 1 Price: \$868,000 Method: Date: 05/03/2025 Property Type: House	Agent Comments

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.

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



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