

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 between \$800,000 & \$880,000

Median sale price

Median price \$641,250

Property Type Unit

Suburb Northcote

Period - From 01/07/2024

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	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



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/105 Herbert St NORTHCOTE 3070 (REI)

Agent Comments

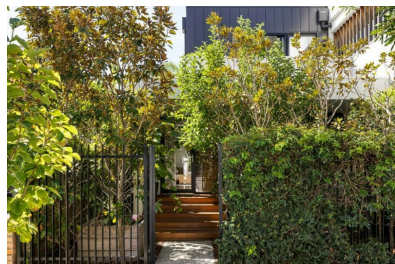


Price: \$782,000

Method:

Date: 16/05/2025

Property Type: House



2/4 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$868,000

Method:

Date: 05/03/2025

Property Type: House

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.