

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

62 Ross Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,605,000

Property Type House

Suburb Northcote

Period - From 01/04/2024

to 31/03/2025

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	344 Clarke St NORTHCOTE 3070	\$2,360,000	05/04/2025
2	91 Bastings St NORTHCOTE 3070	\$2,155,000	19/03/2025
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:

19/06/2025 12:35



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending March 2025: \$1,605,000

Comparable Properties



344 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,360,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 491 sqm approx



91 Bastings St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,155,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 420 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.