Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 19/10/2026

Property offered for sale

Address
Including suburb and postcode: 21 Zoe Circuit, Northcote Vic 3070

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	8	4	2	296	546

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $2,500,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,545,000 Property type: House Suburb: Northcote

Period: from 01/07/2026 to 30/09/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	13 Bayview St NORTHCOTE 3070		
Sale price	$2,250,000	Date of sale	10/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	2	0	310	746

Comparable property 2

Address	151 Miller St FITZROY NORTH 3068		
Sale price	$2,566,000	Date of sale	01/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	1	4	83	561

Comparable property 3

Address	240 Blyth St BRUNSWICK EAST 3057		
Sale price	$2,500,000	Date of sale	06/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	2	3	298	579

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=88ecccd5935cade33a6f748e975b38ba

21 Zoe Circuit, Northcote Vic 3070

VICPROP



8 4 2

Property Type: House
Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000
Median House Price
September quarter 2026: $1,545,000

Comparable Properties



13 Bayview St NORTHCOTE 3070 (REI)

5 2 -

Price: $2,250,000
Method: Auction Sale
Date: 10/10/2026
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments



151 Miller St FITZROY NORTH 3068 (REI)

5 1 4

Price: $2,566,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments



240 Blyth St BRUNSWICK EAST 3057 (REI)

5 2 3

Price: $2,500,000
Method: Private Sale
Date: 06/07/2026
Property Type: House (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011

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