

# 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

182 Darebin Road, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	76 Andrew St NORTHCOTE 3070	\$2,000,000	04/04/2025
2	187 Bastings St NORTHCOTE 3070	\$2,100,000	18/02/2025
3	24 Victoria Rd NORTHCOTE 3070	\$2,118,000	15/02/2025

**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:

03/06/2025 15:55



3   
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**Property Type:** House  
**Land Size:** 839 sqm approx  
 Agent Comments

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

## Comparable Properties



**76 Andrew St NORTHCOTE 3070 (REI)**

Agent Comments

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 1

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**187 Bastings St NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   
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 1

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 18/02/2025  
**Property Type:** House  
**Land Size:** 421 sqm approx



**24 Victoria Rd NORTHCOTE 3070 (REI)**

Agent Comments

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 2   
 -

**Price:** \$2,118,000  
**Method:** Private Sale  
**Date:** 15/02/2025  
**Property Type:** House

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