Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	182 Darebin Road, Northcote Vic 3070
Including suburb and	
postcode	

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	Pro	perty 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

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



Date of sale











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)

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Agent Comments

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)





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Agent Comments

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)

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Agent Comments

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

Account - VICPROP | P: 03 8888 1011





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