

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

1/42 RYAN STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

7/41-43 LEINSTER GROVE NORTHCOTE VIC 3070	\$1,050,000	22-Nov-25
1/157 BALLANTYNE STREET THORNBURY VIC 3071	\$1,100,000	16-Jan-26

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 6 months.

This Statement of Information was prepared on: 25 March 2026



**7/41-43 LEINSTER GROVE
NORTHCOTE VIC 3070**

 2  1  1

Sold Price **\$1,050,000** Sold Date **22-Nov-25**

Distance **0.81km**



**1/157 BALLANTYNE STREET
THORNBURY VIC 3071**

 2  2  -

Sold Price **\$1,100,000** Sold Date **16-Jan-26**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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