

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

102/4 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$545,000

&

\$585,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Northcote

Period - From

01/10/2025

to

31/12/2025

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	108/121-125 Victoria Rd NORTHCOTE 3070	\$565,000	03/12/2025
2	201/16 Walker St NORTHCOTE 3070	\$582,750	27/11/2025
3	1/14 Glanfield St NORTHCOTE 3070	\$580,000	08/10/2025

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:

23/02/2026 15:55

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Indicative Selling Price

\$545,000 - \$585,000

Median Unit Price

December quarter 2025: \$660,000



			garage and off street
2	1		

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 58m2 sqm approx**Agent Comments**

Ideally located 2 bedroom apartment

Comparable Properties

**108/121-125 Victoria Rd NORTHCOTE 3070 (REI)**

Agent Comments

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Price: \$565,000**Method:** Private Sale**Date:** 03/12/2025**Property Type:** Apartment**201/16 Walker St NORTHCOTE 3070 (VG)**

Agent Comments

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Price: \$582,750**Method:** Sale**Date:** 27/11/2025**Property Type:** Strata Unit/Flat**1/14 Glanfield St NORTHCOTE 3070 (VG)**

Agent Comments

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Price: \$580,000**Method:** Sale**Date:** 08/10/2025**Property Type:** Strata Unit/Flat