

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

14/5 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$730,000

&

\$750,000

Median sale price

Median price

\$618,500

Property Type

Unit

Suburb

Northcote

Period - From

17/04/2025

to

16/04/2026

Source

Property Data

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	118/1 Bent St NORTHCOTE 3070	\$710,000	20/01/2026
2	6/37 Collins St THORNBURY 3071	\$725,000	19/02/2026
3			

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:

17/04/2026 10:01

14/5 Beavers Road, Northcote Vic 3070



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Indicative Selling Price

\$730,000 - \$750,000

Median Unit Price

17/04/2025 - 16/04/2026: \$618,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



118/1 Bent St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 20/01/2026

Property Type: Apartment



6/37 Collins St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Auction Sale

Date: 19/02/2026

Property Type: Apartment

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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