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

168 Darebin Road, Northcote Vic 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,320,000		&		\$1,370,0	00		
Median sale price								
Median price	\$1,725,000	Pro	operty Type	Hou	se		Suburb	Northcote
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	77 Dennis St NORTHCOTE 3070	\$1,400,000	26/02/2025
2	32 Stott St NORTHCOTE 3070	\$1,375,000	08/02/2025
3	145 Separation St NORTHCOTE 3070	\$1,327,500	31/05/2025

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:

05/06/2025 09:40



McGrath





Property Type: House Land Size: 427 sqm approx Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$1,320,000 - \$1,370,000 Median House Price March quarter 2025: \$1,725,000

Comparable Properties

77 Dennis St NORTHCOTE 3070 (REI/VG) 3 1 1 1 Price: \$1,400,000 Method: Sold Before Auction Date: 26/02/2025 Property Type: House (Res) Land Size: 214 sqm approx	Agent Comments
32 Stott St NORTHCOTE 3070 (REI/VG) 4 1 1 1 Price: \$1,375,000 Method: Auction Sale Date: 08/02/2025 Property Type: House (Res) Land Size: 309 sqm approx	Agent Comments
145 Separation St NORTHCOTE 3070 (REI) 3 1 Price: \$1,327,500 Method: Auction Sale Date: 31/05/2025 Property Type: House (Res)	Agent Comments

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.