

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

1b Oamaru Street, Northcote Vic 3070

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Northcote

Period - From 01/01/2025 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	Price	Date of sale
1	2/208 Arthur St FAIRFIELD 3078	\$735,000	21/03/2025
2	4/73 Gadd St NORTHCOTE 3070	\$700,000	06/03/2025
3	19/54 Gadd St NORTHCOTE 3070	\$750,000	05/03/2025

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:

08/05/2025 14:54

1b Oamaru Street, Northcote Vic 3070

Stephanie Lentini
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 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

March quarter 2025: \$1,725,000

Comparable Properties



2/208 Arthur St FAIRFIELD 3078 (REI)

Agent Comments

 2  2  1

Price: \$735,000

Method: Private Sale

Date: 21/03/2025

Property Type: Townhouse (Single)



4/73 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  2  1

Price: \$700,000

Method: Private Sale

Date: 06/03/2025

Rooms: 3

Property Type: Townhouse (Res)



19/54 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 05/03/2025

Property Type: Townhouse (Single)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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