

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

2/185 Separation Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$760,000

&

\$820,000

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	3/11 Langwells Pde NORTHCOTE 3070	\$831,000	13/02/2026
2	5/228 Victoria Rd NORTHCOTE 3070	\$885,000	14/01/2026
3	3/354 Station St THORNBURY 3071	\$775,000	22/10/2025

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:

18/03/2026 11:49



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/11 Langwells Pde NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$831,000

Method: Auction Sale

Date: 13/02/2026

Property Type: Townhouse (Res)



5/228 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$885,000

Method: Sold Before Auction

Date: 14/01/2026

Property Type: Townhouse (Res)



3/354 Station St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$775,000

Method: Private Sale

Date: 22/10/2025

Property Type: Townhouse (Single)