

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

200 Darebin Road, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,150,000

&

\$1,210,000

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	164 Separation St NORTHCOTE 3070	\$1,210,000	25/02/2025
2	23 Chingford St FAIRFIELD 3078	\$1,175,000	27/11/2024
3	23 Gooch St THORNBURY 3071	\$1,150,000	23/11/2024

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:

21/05/2025 12:15



3 1 3

Property Type: House

Land Size: 567 sqm approx

Agent Comments

Comparable Properties



164 Separation St NORTHCOTE 3070 (REI)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Private Sale

Date: 25/02/2025

Property Type: House (Res)

Land Size: 558 sqm approx



23 Chingford St FAIRFIELD 3078 (REI/VG)

Agent Comments

3 1 4

Price: \$1,175,000

Method: Private Sale

Date: 27/11/2024

Property Type: House

Land Size: 557 sqm approx



23 Gooch St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 3

Price: \$1,150,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 381 sqm approx