

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

200a Mitchell Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,980,000

&

\$2,170,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Northcote

Period - From 01/04/2026

to

30/06/2026

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	25 Hillside Av NORTHCOTE 3070	\$2,000,000	21/07/2026
2	8 Langridge St FAIRFIELD 3078	\$2,050,000	16/05/2026
3	281 Rathmines St THORNBURY 3071	\$1,900,000	01/05/2026

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:

17/09/2026 15:43

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Indicative Selling Price

\$1,980,000 - \$2,170,000

Median House Price

June quarter 2026: \$1,660,000



 4  3  2

Property Type: House

Land Size: 233 sqm approx

Agent Comments

Comparable Properties



25 Hillside Av NORTHCOTE 3070 (REI)

Agent Comments

 4  2  1

Price: \$2,000,000

Method: Private Sale

Date: 21/07/2026

Property Type: Townhouse (Res)



8 Langridge St FAIRFIELD 3078 (REI)

Agent Comments

 3  2  1

Price: \$2,050,000

Method: Auction Sale

Date: 16/05/2026

Rooms: 4

Property Type: House (Res)

Land Size: 323 sqm approx



281 Rathmines St THORNBURY 3071 (REI)

Agent Comments

 4  3  2

Price: \$1,900,000

Method: Private Sale

Date: 01/05/2026

Property Type: House