

# 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

22 Howitt Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,000,000

### 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	26a Wales St NORTHCOTE 3070	\$2,905,000	01/03/2025
2	227 Rathmines St FAIRFIELD 3078	\$3,250,000	08/05/2025
3	14 Sharp St NORTHCOTE 3070	\$3,265,000	01/03/2025

**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:

29/05/2025 21:00



4 4 2

Property Type: House (Res)

Land Size: 309 sqm approx

Agent Comments

## Comparable Properties



26a Wales St NORTHCOTE 3070 (REI)

Agent Comments

4 3 2

Price: \$2,905,000

Method: Private Sale

Date: 01/03/2025

Property Type: House



227 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

4 2 1

Price: \$3,250,000

Method: Private Sale

Date: 08/05/2025

Property Type: House (Res)



14 Sharp St NORTHCOTE 3070 (REI)

Agent Comments

4 2 1

Price: \$3,265,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)