

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

306/8 Breavington Way, Northcote Vic 3070

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$553,500 Property Type Unit Suburb Northcote

Period - From 01/01/2026 to 31/03/2026 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	207/5 Beavers Rd NORTHCOTE 3070	\$655,000	08/04/2026
2	411/1 Bent St NORTHCOTE 3070	\$620,000	12/12/2025
3	510/1 Bent St NORTHCOTE 3070	\$655,200	22/11/2025

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:

05/05/2026 16:25



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



207/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment



411/1 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment



510/1 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 2 1

Price: \$655,200

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment