

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

34 Andrew Street, Northcote Vic 3070

Indicative selling price

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

Range between \$3,300,000

&

\$3,500,000

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	14 Sharp St NORTHCOTE 3070	\$3,265,000	01/03/2025
2	174 Rathmines St FAIRFIELD 3078	\$3,410,000	16/04/2025
3	86 Helen St NORTHCOTE 3070	\$3,600,000	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:

02/06/2025 17:13

34 Andrew Street, Northcote Vic 3070

**Jellis
Craig**

Sam Rigopoulos

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Indicative Selling Price

\$3,300,000 - \$3,500,000

Median House Price

March quarter 2025: \$1,725,000



 4  3  2

Property Type: House

Land Size: 432 sqm approx

Agent Comments

Comparable Properties



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)



174 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

 4  2  1

Price: \$3,410,000

Method: Private Sale

Date: 16/04/2025

Property Type: House



86 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,600,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 495 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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