

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

45 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,753,000

Property Type House

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	30 Claude St NORTHCOTE 3070	\$1,160,000	18/05/2026
2	38 Elm St NORTHCOTE 3070	\$1,300,000	31/03/2026
3	133 Beavers Rd NORTHCOTE 3070	\$1,270,000	25/03/2026

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:

29/05/2026 13:49



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Property Type: House (Res)

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



30 Claude St NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$1,160,000

Method: Private Sale

Date: 18/05/2026

Property Type: House



38 Elm St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$1,300,000

Method: Sold Before Auction

Date: 31/03/2026

Property Type: House (Res)

Land Size: 228 sqm approx



133 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$1,270,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: House (Res)