

# 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

6/136 High 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)

Range between \$680,000 & \$740,000

### Median sale price

Median price \$660,000

Property Type Unit

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	44/26-36 High St NORTHCOTE 3070	\$670,000	01/05/2025
2	9/414 High St NORTHCOTE 3070	\$700,000	16/02/2025
3	101/114 Helen St NORTHCOTE 3070	\$720,000	07/03/2025

**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 15:58

6/136 High Street, Northcote Vic 3070

**Jellis  
Craig**

Sam Rigopoulos

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**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

March quarter 2025: \$660,000



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**44/26-36 High St NORTHCOTE 3070 (REI)**

Agent Comments

 2  1  1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 01/05/2025

**Property Type:** Apartment



**9/414 High St NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 16/02/2025

**Property Type:** Apartment



**101/114 Helen St NORTHCOTE 3070 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 07/03/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9403 9300



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