## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	6/136 High Street, Northcote Vic 3070
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$680,000	&	\$740,000
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### Median sale price

Median price	\$660,000	Pro	perty 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

Add	Address of comparable property		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 comparableproperties 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
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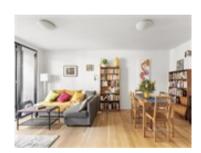
Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$680,000 - \$740,000 **Median Unit Price** March quarter 2025: \$660,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



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

Price: \$670,000 Method: Private Sale Date: 01/05/2025

Property Type: Apartment

**Agent Comments** 



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

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Agent Comments

Price: \$700,000 Method: Private Sale Date: 16/02/2025

Property Type: Apartment

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

Price: \$720,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: Apartment

**Agent Comments** 

Account - Jellis Craig | P: 03 9403 9300



