

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

6/198 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Northcote

Period - From 01/04/2026

to

30/06/2026

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	55/198 Beavers Rd NORTHCOTE 3070	\$1,210,000	02/06/2026
2	41/198 Beavers Rd NORTHCOTE 3070	\$1,285,000	02/05/2026
3			

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:

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2026: \$1,660,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



55/198 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 2

Price: \$1,210,000
Method: Private Sale
Date: 02/06/2026
Property Type: Townhouse (Res)



41/198 Beavers Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

3 3 2

Price: \$1,285,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Res)

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.