

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

601/5 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

&

\$1,350,000

Median sale price

Median price \$1,737,500

Property Type House

Suburb Northcote

Period - From 20/03/2025

to

19/03/2026

Source

Property Data

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	701/1 Bent St NORTHCOTE 3070	\$1,370,000	11/12/2025
2			
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 - \$1,350,000

Median House Price

20/03/2025 - 19/03/2026: \$1,737,500



3.5 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



701/1 Bent St NORTHCOTE 3070 (REI)

Agent Comments

3 2 6

Price: \$1,370,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment

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.