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

71 Kellett Street, Northcote Vic 3070

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,780,000			
Median sale p	rice							
Median price	\$1,725,000	Pro	operty Type	Hou	Ise		Suburb	Northcote
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Dennis St NORTHCOTE 3070	\$1,720,000	12/01/2025
2	24 Stott St NORTHCOTE 3070	\$1,800,000	08/05/2025
3	418 Clarke St NORTHCOTE 3070	\$1,800,000	07/02/2025

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:

04/06/2025 13:37



McGrath





Property Type: House Agent Comments

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

Indicative Selling Price \$1,700,000 - \$1,780,000 **Median House Price** March guarter 2025: \$1,725,000

Comparable Properties



8 Dennis St NORTHCOTE 3070 (REI) 2 3

Price: \$1,720,000 Method: Date: 12/01/2025 Property Type: House



24 Stott St NORTHCOTE 3070 (REI)

4 3 1

Price: \$1,800,000 Method: Sold Before Auction Agent Comments

Agent Comments



Date: 08/05/2025 Property Type: House (Res)



2 4

Agent Comments

Price: \$1,800,000 Method: Private Sale Date: 07/02/2025 Property Type: House Land Size: 636 sqm approx

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



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