

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,780,000

### Median sale price

Median price \$1,725,000

Property Type House

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 | 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



3 1 3

**Property Type:** House

Agent Comments

## Comparable Properties



**8 Dennis St NORTHCOTE 3070 (REI)**

Agent Comments

3 1 2

**Price:** \$1,720,000

**Method:**

**Date:** 12/01/2025

**Property Type:** House



**24 Stott St NORTHCOTE 3070 (REI)**

Agent Comments

4 1 3

**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 08/05/2025

**Property Type:** House (Res)



**418 Clarke St NORTHCOTE 3070 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 07/02/2025

**Property Type:** House

**Land Size:** 636 sqm approx