

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

94 Speight Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,753,000

Property Type House

Suburb Northcote

Period - From 01/01/2026

to

31/03/2026

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	1 Francis Gr THORNBURY 3071	\$2,825,000	27/11/2025
2	257b Rathmines St FAIRFIELD 3078	\$3,065,000	18/11/2025
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.~~

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Indicative Selling Price
\$2,900,000 - \$3,190,000

Median House Price
March quarter 2026: \$1,753,000



4 3 2

Property Type: House (Res)
Land Size: 487 sqm approx
Agent Comments

Comparable Properties



1 Francis Gr THORBURY 3071 (REI/VG)

Agent Comments

4 2 1

Price: \$2,825,000
Method: Auction Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 416 sqm approx



257b Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments

4 3 2

Price: \$3,065,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 405 sqm approx

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. These are the only brand new homes to have been sold that are similar in size and location. All other sales are period homes that have either been renovated or not comparable to 94 Speight St, Thornbury