

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 32 Bird Avenue, Northcote Vic 3070

Indicative selling price

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Northcote

Period - From 01/10/2025 to 31/12/2025 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	33 Fyffe St THORNBURY 3071	\$3,065,000	29/11/2025
2	122 Woolton Av THORNBURY 3071	\$2,900,000	26/10/2025
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.~~

This Statement of Information was prepared on: 26/02/2026 13:50

Sam Rigopoulos

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Indicative Selling Price

\$2,950,000 - \$3,245,000

Median House Price

December quarter 2025: \$1,800,000



4 3 2

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



33 Fyffe St THORNBURY 3071 (REI/VG)

Agent Comments

5 3 3

Price: \$3,065,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 523 sqm approx



122 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments

5 3 3

Price: \$2,900,000

Method: Auction Sale

Date: 26/10/2025

Property Type: House (Res)

Land Size: 476 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.

Account - Jellis Craig | P: 03 9403 9300



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