

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 3/41-43 Cunningham Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$660,000 Property Type Unit 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	9/46 Westgarth St NORTHCOTE 3070	\$1,167,000	27/10/2025
2	140 Separation St NORTHCOTE 3070	\$1,240,000	25/10/2025
3	13B Hayes St NORTHCOTE 3070	\$1,075,000	20/10/2025

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.~~

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3 1 2

Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
December quarter 2025: \$660,000

Comparable Properties



9/46 Westgarth St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,167,000
Method: Sold Before Auction
Date: 27/10/2025
Property Type: Townhouse (Res)



140 Separation St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,240,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 105 sqm approx



13B Hayes St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,075,000
Method: Private Sale
Date: 20/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100