

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 305/202 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$820,000 & \$890,000

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 | 110/197 Edward St BRUNSWICK EAST 3057 | \$875,000 | 11/12/2025 |
| 2 | 109/269 Stewart St BRUNSWICK EAST 3057 | \$835,000 | 29/10/2025 |
| 3 | D203/42 Hutchinson St BRUNSWICK EAST 3057 | \$890,000 | 03/09/2025 |

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: 12/02/2026 11:47

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Indicative Selling Price

\$820,000 - \$890,000

Median Unit Price

December quarter 2025: \$660,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



110/197 Edward St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$875,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment



109/269 Stewart St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$835,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment



D203/42 Hutchinson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$890,000

Method: Private Sale

Date: 03/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300