

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 402/332 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$455,000 & \$500,000

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	1/56 John St CLIFTON HILL 3068	\$500,000	02/12/2025
2	102/245 Queens Pde FITZROY NORTH 3068	\$501,000	03/11/2025
3	2/239 St Georges Rd NORTHCOTE 3070	\$475,000	31/10/2025

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.~~

This Statement of Information was prepared on: 11/02/2026 08:08



Property Type:
Agent Comments

Indicative Selling Price
\$455,000 - \$500,000
Median Unit Price
December quarter 2025: \$660,000

Comparable Properties



1/56 John St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment



102/245 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$501,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment



2/239 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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