

# 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 205/44 Eastment Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$610,000

### 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	115/48 Victoria St BRUNSWICK EAST 3057	\$600,000	22/01/2026
2	504/8 Breavington Way NORTHCOTE 3070	\$594,000	08/09/2025
3	2/36 Bastings St NORTHCOTE 3070	\$600,000	22/08/2025

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: 24/01/2026 13:33



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

December quarter 2025: \$660,000

## Comparable Properties



115/48 Victoria St BRUNSWICK EAST 3057 (REI)

Agent Comments

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Price: \$600,000

Method: Private Sale

Date: 22/01/2026

Property Type: Apartment



504/8 Breavington Way NORTHCOTE 3070 (REI/VG)

Agent Comments

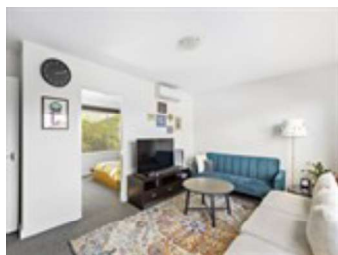
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Price: \$594,000

Method: Sold Before Auction

Date: 08/09/2025

Property Type: Apartment



2/36 Bastings St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$600,000

Method: Private Sale

Date: 22/08/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300