

## 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

206/332 HIGH STREET NORTHCOTE VIC 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Northcote

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3/332 HIGH STREET NORTHCOTE VIC 3070         | \$417,000 | 09-Oct-24 |
| 8/239 ST GEORGES ROAD NORTHCOTE VIC 3070     | \$400,000 | 07-Mar-25 |
| 111/121-125 VICTORIA ROAD NORTHCOTE VIC 3070 | \$375,000 | 27-Nov-24 |

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 6 months.~~

This Statement of Information was prepared on: 07 April 2025


**3/332 HIGH STREET NORTHCOTE  
VIC 3070**

 1
  1
  -

Sold Price

**\$417,000**

Sold Date **09-Oct-24**

Distance

**0km**

**8/239 ST GEORGES ROAD  
NORTHCOTE VIC 3070**

 1
  1
  1

Sold Price

<sup>RS</sup> **\$400,000**

Sold Date **07-Mar-25**

Distance

**0.91km**

**111/121-125 VICTORIA ROAD  
NORTHCOTE VIC 3070**

 1
  1
  1

Sold Price

**\$375,000**

Sold Date **27-Nov-24**

Distance

**1.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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