

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 207/5 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$640,000 & \$670,000

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	3/37 Collins St THORNBURY 3071	\$670,000	29/11/2025
2	3/20 Westgarth St NORTHCOTE 3070	\$685,000	25/11/2025
3	510/1 Bent St NORTHCOTE 3070	\$655,200	22/11/2025

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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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$670,000

Median Unit Price

December quarter 2025: \$660,000

Comparable Properties



3/37 Collins St THORBURY 3071 (REI/VG)

Agent Comments

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Price: \$670,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit



3/20 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$685,000

Method: Private Sale

Date: 25/11/2025

Property Type: Unit



510/1 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$655,200

Method: Private Sale

Date: 22/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300