

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

8 Dixon Street, Northcote Vic 3070

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$1,763,000 Property Type House Suburb Northcote

Period - From 01/04/2025 to 31/03/2026 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	12 Wales St NORTHCOTE 3070	\$3,770,000	17/01/2026
2			
3			

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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 5  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending March 2026: \$1,763,000

Comparable Properties



12 Wales St NORTHCOTE 3070 (REIVG)

Agent Comments

 4  3  2

Price: \$3,770,000

Method: Private Sale

Date: 17/01/2026

Property Type: House

Land Size: 429 sqm approx

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. 8 Dixon Street, Northcote is a brand new five bedroom, three bathroom, two car space house with only one comparable sale that has transacted within the last 6 months.