

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

125 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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 | 157 Beavers Rd NORTHCOTE 3070 | \$1,351,000 | 21/02/2026 |
| 2 | 30a Clifton St NORTHCOTE 3070 | \$1,400,000 | 14/02/2026 |
| 3 | 9 Stanley St BRUNSWICK 3056 | \$1,350,000 | 04/12/2025 |

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:

29/04/2026 07:53



Rooms: 5
Property Type: House
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2026: \$1,763,000

Comparable Properties



157 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,351,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



30a Clifton St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 220 sqm approx



9 Stanley St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 342 sqm approx

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