

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

49 South Crescent, Northcote Vic 3070

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Northcote

Period - From 01/07/2025 to 30/09/2025 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	12 Mitchell St NORTHCOTE 3070	\$950,000	18/10/2025
2	142 Bent St NORTHCOTE 3070	\$850,000	03/10/2025
3	273 Victoria Rd THORNBURY 3071	\$901,000	13/08/2025

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.~~

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Indicative Selling Price

\$850,000 - \$925,000

Median Unit Price

September quarter 2025: \$695,000



Property Type: House

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



12 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 178 sqm approx



142 Bent St NORTHCOTE 3070 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 03/10/2025

Property Type: House - Terrace

Land Size: 205 sqm approx



273 Victoria Rd THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$901,000

Method: Private Sale

Date: 13/08/2025

Property Type: House

Land Size: 352 sqm approx

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