

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

12/158 Separation Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$364,500

Median sale price

Median price

\$641,250

Property Type

Unit

Suburb

Northcote

Period - From

01/07/2024

to

30/06/2025

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	19/210 Clarke St NORTHCOTE 3070	\$360,000	23/04/2025
2	3/26 Wilmoth St NORTHCOTE 3070	\$376,000	08/05/2025
3	11/223 Westgarth St NORTHCOTE 3070	\$395,000	16/06/2025

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:

24/09/2025 16:22



Property Type: Apartment

Agent Comments

Comparable Properties



19/210 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 23/04/2025

Property Type: Unit



3/26 Wilmoth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$376,000

Method: Private Sale

Date: 08/05/2025

Property Type: Apartment



11/223 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 16/06/2025

Property Type: Unit