

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

1B Walker Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,631,500 Property Type House Suburb Northcote

Period - From 01/01/2024 to 31/12/2024 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	85 Ramsden St CLIFTON HILL 3068	\$1,775,000	22/02/2025
2	122 Clarke St NORTHCOTE 3070	\$1,820,000	22/02/2025
3	26 Bent St NORTHCOTE 3070	\$1,860,000	21/02/2025

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: 12/03/2025 14:45



 3
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  2

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median House Price
 Year ending December 2024: \$1,631,500

Comparable Properties



85 Ramsden St CLIFTON HILL 3068 (REI)

[Agent Comments](#)

 3
  1
  1

Price: \$1,775,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)



122 Clarke St NORTHCOTE 3070 (REI)

[Agent Comments](#)

 4
  1
  -

Price: \$1,820,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 426 sqm approx



26 Bent St NORTHCOTE 3070 (REI)

[Agent Comments](#)

 4
  3
  3

Price: \$1,860,000
Method: Private Sale
Date: 21/02/2025
Property Type: House

Account - Love & Co



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