

# 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

106/550 High Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$459,500

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Northcote

Period - From

14/10/2024

to

13/10/2025

Source

Property Data

### 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	108/550 High St NORTHCOTE 3070	\$440,000	17/09/2025
2	4/414 High St NORTHCOTE 3070	\$444,000	05/06/2025
3	203/8 Breavington Way NORTHCOTE 3070	\$460,000	14/04/2025

**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:

14/10/2025 12:15



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**108/550 High St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$440,000

**Method:**

**Date:** 17/09/2025

**Property Type:** Apartment



**4/414 High St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$444,000

**Method:** Private Sale

**Date:** 05/06/2025

**Property Type:** Apartment



**203/8 Breavington Way NORTHCOTE 3070 (VG)**

Agent Comments



**Price:** \$460,000

**Method:** Sale

**Date:** 14/04/2025

**Property Type:** Strata Flat - Single OYO Flat