

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

108/550 High Street, Northcote Vic 3070

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$593,000 Property Type Unit Suburb Northcote

Period - From 01/04/2025 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	4/69 Bent St NORTHCOTE 3070	\$429,500	13/05/2025
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:

23/08/2025 18:39



Property Type: Apartment

Agent Comments

Comparable Properties



4/69 Bent St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$429,500

Method: Private Sale

Date: 13/05/2025

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