

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

307/332 High Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$550,500

Property Type

Unit

Suburb

Northcote

Period - From

01/08/2025

to

31/07/2026

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	105/8 Breavington Way NORTHCOTE 3070	\$405,000	18/04/2026
2	106/72 Gadd St NORTHCOTE 3070	\$395,000	28/04/2026
3	108/332 High St NORTHCOTE 3070	\$382,000	26/06/2026

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:

01/08/2026 16:47



Property Type: Apartment

Agent Comments

Comparable Properties



105/8 Breavington Way NORTHCOTE 3070 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 18/04/2026

Property Type: Strata Flat - Single OYO Flat



106/72 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 28/04/2026

Property Type: Apartment



108/332 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$382,000

Method: Private Sale

Date: 26/06/2026

Property Type: Apartment