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	7 Zoe Circuit, Northcote Vic 3070

Indicative selling price

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

Range between $3,650,000 & $3,950,000

Median sale price

Median price $1,685,000 Property Type House Suburb Northcote

Period - From 26/11/2024 to 25/11/2025 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	20 Langston St NORTHCOTE 3070	$4,000,000	18/10/2025
2	43 Walker St NORTHCOTE 3070	$3,800,000	22/08/2025
3			

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: 26/11/2025 15:13

7 Zoe Circuit, Northcote Vic 3070



Property Type:
Agent Comments

Indicative Selling Price
$3,650,000 - $3,950,000
Median House Price
26/11/2024 - 25/11/2025: $1,685,000

Comparable Properties

20 Langston St NORTHCOTE 3070 (REI)

4 2 2

Agent Comments

Price: $4,000,000
Method:
Date: 18/10/2025
Property Type: House



43 Walker St NORTHCOTE 3070 (REI)

3 2 3

Agent Comments

Price: $3,800,000
Method: Private Sale
Date: 22/08/2025
Property Type: House
Land Size: 586 sqm approx

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.

Account - Marshall White | P: 03 9822 9999

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