

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

102/4 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Northcote

Period - From 01/10/2025

to 31/12/2025

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	314/43 High St PRESTON 3072	\$535,000	06/03/2026
2	202/100 Nicholson St BRUNSWICK EAST 3057	\$515,000	15/02/2026
3	6/116 Arthurton Rd NORTHCOTE 3070	\$535,000	29/11/2025

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:

01/04/2026 10:16

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2 1 Garage

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 58m2 sqm approx
Agent Comments
Ideally located 2 bedroom apartment

Indicative Selling Price
\$560,000
Median Unit Price
December quarter 2025: \$660,000

Comparable Properties

314/43 High St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$535,000
Method:
Date: 06/03/2026
Property Type: Apartment



202/100 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 15/02/2026
Property Type: Apartment

6/116 Arthurton Rd NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$535,000
Method: Sale
Date: 29/11/2025
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9070 5095