

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 6 Darebin Road, Northcote Vic 3070

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,753,000 Property Type House Suburb Northcote

Period - From 01/01/2026 to 31/03/2026 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	102 Clarendon St THORNBURY 3071	\$1,330,000	20/03/2026
2	15 Flinders St THORNBURY 3071	\$1,300,000	22/12/2025
3	264 Victoria Rd THORNBURY 3071	\$1,358,000	25/10/2025

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: 21/04/2026 15:55



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

March quarter 2026: \$1,753,000

Comparable Properties



102 Clarendon St THORNBURY 3071 (REI)

Agent Comments

3 2 -

Price: \$1,330,000

Method: Sold Before Auction

Date: 20/03/2026

Property Type: House (Res)

Land Size: 375 sqm approx



15 Flinders St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 357 sqm approx



264 Victoria Rd THORNBURY 3071 (REI/VG)

Agent Comments

3 1 1

Price: \$1,358,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 576 sqm approx

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