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	107/245 ST GEORGES ROAD NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$890,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$661,000	Property type	Unit	Suburb	Northcote
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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 6 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
504/17 ROBBS PARADE NORTHCOTE VIC 3070	$933,000	02-Apr-26
2/141 SEPARATION STREET NORTHCOTE VIC 3070	$950,000	01-Apr-26

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 6 months.

This Statement of Information was prepared on: 20 July 2026

Vincent Silvestro
M 0426199509
E vincentsilvestro@jelliscraig.com.au



504/17 ROBBS PARADE NORTHCOTE VIC 3070

3 2 2

Sold Price **$933,000** Sold Date **02-Apr-26**

Distance **0.82km**



2/141 SEPARATION STREET NORTHCOTE VIC 3070

3 2 1

Sold Price **$950,000** Sold Date **01-Apr-26**

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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