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	16 Dennis Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,600,000 Property Type House Suburb Northcote

Period - From 01/10/2024 to 31/12/2024 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	19 Turnbull Gr NORTHCOTE 3070	$1,060,000	18/10/2024
2	1a Vauxhall Rd NORTHCOTE 3070	$1,100,000	16/10/2024
3	117 Bastings St NORTHCOTE 3070	$1,100,000	24/01/2025

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: 19/03/2025 10:44

16 Dennis Street, Northcote Vic 3070

Sam Rigopoulos
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2 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2024: $1,600,000

Comparable Properties



19 Turnbull Gr NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,060,000
Method: Private Sale
Date: 18/10/2024
Property Type: House (Res)
Land Size: 194 sqm approx

Agent Comments



1a Vauxhall Rd NORTHCOTE 3070 (VG)

2 - -

Price: $1,100,000
Method: Sale
Date: 16/10/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 284 sqm approx

Agent Comments



117 Bastings St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,100,000
Method: Private Sale
Date: 24/01/2025
Property Type: House

Agent Comments

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