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	3/2-6 Mccutcheon Street, Northcote Vic 3070

Indicative selling price

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

Single price $475,000

Median sale price

Median price $665,750 Property Type Unit Suburb Northcote

Period - From 01/04/2026 to 30/06/2026 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	203/17 Robbs Pde NORTHCOTE 3070	$480,000	16/04/2026
2	103/227 St Georges Rd NORTHCOTE 3070	$455,000	24/03/2026
3	310/114 Helen St NORTHCOTE 3070	$450,000	16/03/2026

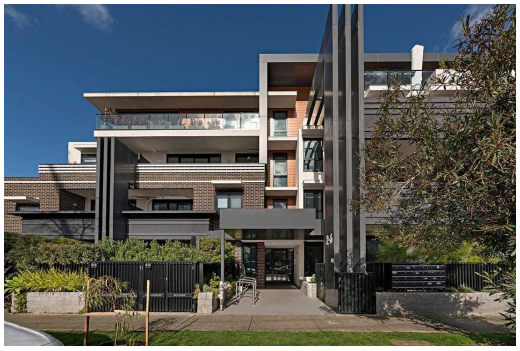
OR

~~**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: 13/08/2026 09:28

3/2-6 Mccutcheon Street, Northcote Vic 3070

THE AGENCY



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$475,000
Median Unit Price
June quarter 2026: $665,750

Comparable Properties



203/17 Robbs Pde NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $480,000
Method: Private Sale
Date: 16/04/2026
Property Type: Apartment

Agent Comments



103/227 St Georges Rd NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $455,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: Apartment

Agent Comments



310/114 Helen St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $450,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE

propertydata.com.au

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