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	8 Whalley Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,531,000 Property Type House Suburb Northcote

Period - From 01/04/2024 to 30/06/2024 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 Emmaline St NORTHCOTE 3070	$1,800,000	08/07/2024
2	49 Spencer St THORNBURY 3071	$1,975,000	01/07/2024
3	22 Langston St NORTHCOTE 3070	$1,925,000	30/05/2024

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: 01/10/2024 17:07

8 Whalley Street, Northcote Vic 3070

Justin Mellar
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Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
June quarter 2024: $1,531,000



3 - -

Property Type: House (Previously Occupied - Detached)
Land Size: 560 sqm approx

Agent Comments

Comparable Properties



19 Emmaline St NORTHCOTE 3070 (REI)

3 2 -

Price: $1,800,000
Method: Private Sale
Date: 08/07/2024
Property Type: House

Agent Comments



49 Spencer St THORNBURY 3071 (REI)

3 2 -

Price: $1,975,000
Method: Sold Before Auction
Date: 01/07/2024
Property Type: House (Res)

Agent Comments

22 Langston St NORTHCOTE 3070 (VG)

3 - -

Price: $1,925,000
Method: Sale
Date: 30/05/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 583 sqm approx

Agent Comments

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