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	32 Stott Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,250,000 & $1,300,000

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	62 Beaconsfield Pde NORTHCOTE 3070	$1,265,000	27/11/2024
2	75 Ballantyne St THORNBURY 3071	$1,353,000	02/11/2024
3	38 Stott St NORTHCOTE 3070	$1,200,000	20/09/2024

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: 28/01/2025 16:28

32 Stott Street, Northcote Vic 3070

Nigel Harry
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4 1 1

Property Type: House
Land Size: 297 sqm approx

Indicative Selling Price
$1,250,000 - $1,300,000
Median House Price
December quarter 2024: $1,600,000

Agent Comments

Merging timeless charm with enhanced design, this sparkling four bedroom Edwardian is move in ready, whilst offering an inner-city address just mere steps to lively High St and transport.

Comparable Properties



62 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $1,265,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 282 sqm approx

Agent Comments



75 Ballantyne St THORNBURY 3071 (REI/VG)

4 1 1

Price: $1,353,000
Method: Private Sale
Date: 02/11/2024
Property Type: House
Land Size: 272 sqm approx

Agent Comments



38 Stott St NORTHCOTE 3070 (VG)

2 - -

Price: $1,200,000
Method: Sale
Date: 20/09/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 309 sqm approx

Agent Comments

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