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	18/116 Arthurton Road, Northcote Vic 3070

Indicative selling price

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

Range between $520,000 & $550,000

Median sale price

Median price $630,000 Property Type Unit 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	15/37 Woolton Av THORNBURY 3071	$574,000	18/12/2024
2	12/116 Arthurton Rd NORTHCOTE 3070	$530,000	19/11/2024
3	6/30 Kemp St THORNBURY 3071	$540,000	29/10/2024

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: 07/02/2025 14:25

18/116 Arthurton Road, Northcote Vic 3070

Justin Mellar
03 9403 9300
0417 996 627
justinmellar@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $550,000
Median Unit Price
December quarter 2024: $630,000

Comparable Properties



15/37 Woolton Av THORNBURY 3071 (REI)

2 1 1

Price: $574,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

Agent Comments



12/116 Arthurton Rd NORTHCOTE 3070 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment

Agent Comments



6/30 Kemp St THORNBURY 3071 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 29/10/2024
Property Type: Unit
Land Size: 828 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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