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	21 Wilmoth Street, Northcote Vic 3070

Indicative selling price

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

Single price: $2,687,000

Median sale price

Median price: $1,725,000 Property Type: House Suburb: Northcote

Period - From: 01/01/2025 to: 31/03/2025 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	8 Ballinamona St FAIRFIELD 3078	$2,500,000	01/03/2025
2	5 Vivian St IVANHOE 3079	$2,525,000	26/02/2025
3	8 Wilmoth St NORTHCOTE 3070	$2,670,000	16/11/2024

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: 04/04/2025 09:58

21 Wilmoth Street, Northcote Vic 3070

Nelson Alexander

James Labiris
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4 3 2

Property Type: House
Land Size: 468 sqm approx

Agent Comments

Indicative Selling Price
$2,687,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



8 Ballinamona St FAIRFIELD 3078 (REI)

4 2 2

Price: $2,500,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



5 Vivian St IVANHOE 3079 (REI)

4 3 2

Price: $2,525,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments



8 Wilmoth St NORTHCOTE 3070 (REI/VG)

4 2 3

Price: $2,670,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

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