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	56b Gadd Street, Northcote Vic 3070

Indicative selling price

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

Range between $780,000 & $825,000

Median sale price

Median price $995,000 Property Type Townhouse Suburb Northcote

Period - From 18/03/2024 to 17/03/2025 Source Property Data

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	1b Lygon St COBURG 3058	$830,000	16/10/2024
2			
3			

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: 18/03/2025 15:28

56b Gadd Street, Northcote Vic 3070

Nelson Alexander

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3 2 1

Property Type:
Agent Comments

Indicative Selling Price
$780,000 - $825,000
Median Townhouse Price
18/03/2024 - 17/03/2025: $995,000

Comparable Properties



1b Lygon St COBURG 3058 (REI/VG)

3 1 1

Price: $830,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)
Land Size: 105 sqm approx

Agent Comments

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.

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