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	105/227 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Range between $660,000 & $710,000

Median sale price

Median price $660,000 Property Type Unit 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	208/66 St Georges Rd NORTHCOTE 3070	$645,000	23/06/2025
2	102/558 High St THORNBURY 3071	$675,000	17/04/2025
3	4/73 Gadd St NORTHCOTE 3070	$700,000	06/03/2025

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: 02/07/2025 14:34

105/227 St Georges Road, Northcote Vic 3070

Toni Leskovec
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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$660,000 - $710,000
Median Unit Price
March quarter 2025: $660,000

Comparable Properties



208/66 St Georges Rd NORTHCOTE 3070 (REI)

2 2 1

Price: $645,000
Method: Private Sale
Date: 23/06/2025
Property Type: Apartment

Agent Comments



102/558 High St THORNBURY 3071 (REI/VG)

2 2 1

Price: $675,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment

Agent Comments



4/73 Gadd St NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $700,000
Method: Private Sale
Date: 06/03/2025
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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