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	208/8 Breavington Way, Northcote Vic 3070

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $661,000 Property Type Unit Suburb Northcote

Period - From 01/01/2024 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.

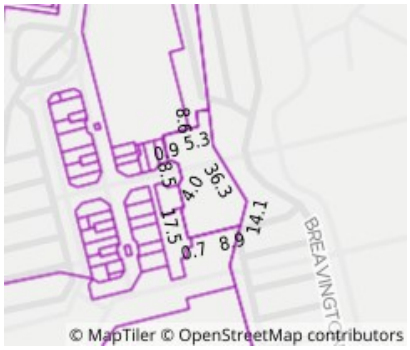
	Address of comparable property	Price	Date of sale
1	808/8 Breavington Way NORTHCOTE 3070	$592,500	21/02/2025
2	1/11 Christmas St NORTHCOTE 3070	$550,000	05/02/2025
3	1/5 Beavers Rd NORTHCOTE 3070	$575,000	15/11/2024

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: 24/03/2025 12:29

208/8 Breavington Way, Northcote Vic 3070



Property Type: Strata Dwelling

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
Year ending December 2024: $661,000

Comparable Properties



808/8 Breavington Way NORTHCOTE 3070 (REI)

2 | 2 | 1

Price: $592,500
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment

Agent Comments



1/11 Christmas St NORTHCOTE 3070 (REI)

2 | 1 | 1

Price: $550,000
Method: Private Sale
Date: 05/02/2025
Property Type: Unit

Agent Comments



1/5 Beavers Rd NORTHCOTE 3070 (REI/VG)

2 | 2 | 1

Price: $575,000
Method: Private Sale
Date: 15/11/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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