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	155 Separation Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,275,000 & $1,350,000

Median sale price

Median price $1,618,000 Property Type House Suburb Northcote

Period - From 29/04/2024 to 28/04/2025 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	2 Mitchell St FAIRFIELD 3078	$1,400,000	06/01/2025
2	172 Gillies St FAIRFIELD 3078	$1,300,000	16/11/2024
3	75 South Cr NORTHCOTE 3070	$1,356,000	09/11/2024

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: 29/04/2025 14:29

155 Separation Street, Northcote Vic 3070

Kristian Gunn
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3 1 3

Rooms: 4
Property Type: House
Land Size: 401 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000 - $1,350,000
Median House Price
29/04/2024 - 28/04/2025: $1,618,000

Comparable Properties



2 Mitchell St FAIRFIELD 3078 (REI/VG)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 383 sqm approx

Agent Comments

Similar dwelling offering, dated renovation, 3 bed, 1 Bath and 2 car less car spots. very similar land size, in similar proximity from CBD



172 Gillies St FAIRFIELD 3078 (REI/VG)

3 1 1

Price: $1,300,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 405 sqm approx

Agent Comments

Same land size, and dwelling offering 3 bed 1 bath and only 1 car. dated renovation



75 South Cr NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,356,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 331 sqm approx

Agent Comments

Close proximity and semi dated renovated dwelling condition. 3 Bed, 1 Bath, only 1 Car. slightly smaller land size.

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