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	15 Henry Street, Northcote Vic 3070

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	113 Kellett St NORTHCOTE 3070	$2,345,000	12/04/2025
2	344 Clarke St NORTHCOTE 3070	$2,360,000	05/04/2025
3	6 Auburn Av NORTHCOTE 3070	$1,995,000	29/03/2025

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: 30/04/2025 16:39

15 Henry Street, Northcote Vic 3070

Nigel Harry
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4 2

Property Type: House
Land Size: 274 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2025: $1,725,000

Agent Comments

Beyond a classic façade this impeccable home reveals much more than first meets the eye, incorporating four bedrooms, a study and vast social heart flowing to a deck and garden.

Comparable Properties



113 Kellett St NORTHCOTE 3070 (REI)

4 2 1

Price: $2,345,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 409 sqm approx

Agent Comments

Similar accommodation, renovated to a higher standard in an inferior location on a larger allotment of 409m2 (approx.)



344 Clarke St NORTHCOTE 3070 (REI)

4 2 -

Price: $2,360,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

Agent Comments

Similar accommodation, renovated to a comparable standard with no parking. Inferior location on a larger allotment of 490m2 (approx.)



6 Auburn Av NORTHCOTE 3070 (REI)

3 2 1

Price: $1,995,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

Family home with smaller proportions, renovated to a similar standard with no parking on a larger allotment of 374m2 (approx.) Inferior location.

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