

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

19 Lawry Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$2,195,000

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	38 Derby St NORTHCOTE 3070	\$2,000,000	12/04/2025
2	76 Andrew St NORTHCOTE 3070	\$2,000,000	04/04/2025
3	24 Victoria Rd NORTHCOTE 3070	\$2,118,000	15/02/2025

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:

06/05/2025 09:55



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5 2 3

Property Type: House

Indicative Selling Price
\$2,195,000
Median House Price
March quarter 2025: \$1,725,000

Comparable Properties

38 Derby St NORTHCOTE 3070 (REI)

Agent Comments

3 1 4

Price: \$2,000,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 632 sqm approx



76 Andrew St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$2,000,000
Method: Private Sale
Date: 04/04/2025
Property Type: House (Res)
Land Size: 585 sqm approx



24 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

3 2 -

Price: \$2,118,000
Method: Private Sale
Date: 15/02/2025
Property Type: House

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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