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	202/4 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Single price $485,000

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	5/138 Darebin Rd NORTHCOTE 3070	$465,000	07/05/2025
2	74/26-36 High St NORTHCOTE 3070	$470,000	26/04/2025
3	215/1 Bent St NORTHCOTE 3070	$470,000	21/12/2024

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: 13/06/2025 12:11

202/4 Beavers Road, Northcote Vic 3070

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1 1 1

Property Type: Apartment

Agent Comments

1 bedroom apartment in Northcote, strides from all the amenities that the area has to offer. Storage cage and car space

Indicative Selling Price
$485,000
Median Unit Price
March quarter 2025: $660,000

Comparable Properties



5/138 Darebin Rd NORTHCOTE 3070 (REI)

1 1 1

Price: $465,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments



74/26-36 High St NORTHCOTE 3070 (REI)

1 1 1

Price: $470,000
Method: Private Sale
Date: 26/04/2025
Property Type: Apartment

Agent Comments



215/1 Bent St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 21/12/2024
Property Type: Apartment

Agent Comments

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