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	94 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between $1,900,000 & $2,090,000

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	12 Nash St NORTHCOTE 3070	$2,030,000	21/06/2025
2	15 Henry St NORTHCOTE 3070	$2,275,000	21/05/2025
3	19 Lawry St NORTHCOTE 3070	$2,050,000	14/05/2025

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: 06/07/2025 10:29

94 Beaconsfield Parade, Northcote Vic 3070

Nigel Harry
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5 2 0

Property Type: House (Res)
Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



12 Nash St NORTHCOTE 3070 (REI)

4 2 2

Price: $2,030,000
Method: Sold Before Auction
Date: 21/06/2025
Property Type: House (Res)

Agent Comments



15 Henry St NORTHCOTE 3070 (REI)

4 2 -

Price: $2,275,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments



19 Lawry St NORTHCOTE 3070 (REI)

5 2 3

Price: $2,050,000
Method: Private Sale
Date: 14/05/2025
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

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