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<br>Including suburb and postcode | 12 Lennox Street, Northcote Vic 3070 |

## Indicative selling price

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

Single price $1,975,000

## Median sale price

Median price $1,747,500 Property Type House Suburb Northcote

Period - From 01/07/2025 to 30/09/2025 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 | 26 Howitt St NORTHCOTE 3070 | $1,930,000 | 31/05/2025 |
| 2 | 197 Arthur St FAIRFIELD 3078 | $2,155,000 | 17/05/2025 |
| 3 | | | |

**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: 10/10/2025 10:14

# 12 Lennox Street, Northcote Vic 3070

JellisCraig

Justin Mellar
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4 2

**Property Type:** House (Res)
**Land Size:** 274 sqm approx

Agent Comments

**Indicative Selling Price**
$1,975,000
**Median House Price**
September quarter 2025: $1,747,500

## Comparable Properties



**26 Howitt St NORTHCOTE 3070 (REI/VG)**

4 2 1

**Price:** $1,930,000
**Method:** Auction Sale
**Date:** 31/05/2025
**Property Type:** House (Res)
**Land Size:** 319 sqm approx

Agent Comments



**197 Arthur St FAIRFIELD 3078 (REI/VG)**

4 2 2

**Price:** $2,155,000
**Method:** Auction Sale
**Date:** 17/05/2025
**Property Type:** House (Res)
**Land Size:** 478 sqm approx

Agent Comments

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.



REIV THE DIFFERENCE

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