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	13 Dally Street, Northcote Vic 3070

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,750,500 Property Type House Suburb Northcote

Period - From 01/04/2025 to 30/06/2025 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	67 Andrew St NORTHCOTE 3070	$1,216,000	17/09/2025
2	119 Bent St NORTHCOTE 3070	$1,200,000	31/07/2025
3	11 Armadale St THORNBURY 3071	$1,220,000	29/07/2025

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: 29/09/2025 15:31

13 Dally Street, Northcote Vic 3070

Nelson Alexander



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
June quarter 2025: $1,750,500

Comparable Properties



67 Andrew St NORTHCOTE 3070 (REI)

2 1 -

Price: $1,216,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 289 sqm approx

Agent Comments



119 Bent St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,200,000
Method: Sold Before Auction
Date: 31/07/2025
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



11 Armadale St THORNBURY 3071 (REI)

2 1 -

Price: $1,220,000
Method: Private Sale
Date: 29/07/2025
Property Type: House

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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