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	2/266 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $923,000 Property Type Townhouse Suburb Northcote

Period - From 25/09/2024 to 24/09/2025 Source Property Data

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	19b Newman St THORNBURY 3071	$1,100,000	29/04/2025
2	25 Ethel St THORNBURY 3071	$960,000	14/04/2025
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: 25/09/2025 16:32

2/266 St Georges Road, Northcote Vic 3070

Toni Leskovec
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3 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 152.917 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median Townhouse Price
25/09/2024 - 24/09/2025: $923,000

Comparable Properties



19b Newman St THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,100,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 169 sqm approx

Agent Comments



25 Ethel St THORNBURY 3071 (REI/VG)

3 1 2

Price: $960,000
Method: Private Sale
Date: 14/04/2025
Property Type: House

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.

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