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	2/239 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Single price $475,000

Median sale price

Median price $695,000 Property Type Unit 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	204/66 St Georges Rd NORTHCOTE 3070	$430,000	20/08/2025
2	209/17 Robbs Pde NORTHCOTE 3070	$480,000	21/06/2025
3	5/62 Gadd St NORTHCOTE 3070	$470,000	13/06/2025

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: 14/10/2025 16:31

2/239 St Georges Road, Northcote Vic 3070

BARRYPLANT



Property Type:
Agent Comments

Indicative Selling Price
$475,000
Median Unit Price
September quarter 2025: $695,000

Comparable Properties

204/66 St Georges Rd NORTHCOTE 3070 (VG)

2 - -

Agent Comments

Price: $430,000
Method: Sale
Date: 20/08/2025
Property Type: Strata Flat - Single OYO Flat

209/17 Robbs Pde NORTHCOTE 3070 (VG)

2 - -

Agent Comments

Price: $480,000
Method: Sale
Date: 21/06/2025
Property Type: Strata Flat - Single OYO Flat



5/62 Gadd St NORTHCOTE 3070 (REI/VG)

2 1 1

Agent Comments

Price: $470,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE | propertydata.com.au

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