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	4 South Crescent, Northcote Vic 3070

Indicative selling price

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

Single price: $1,850,000

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	12 Lennox St NORTHCOTE 3070	$1,945,000	21/10/2025
2	464 Queens Pde FITZROY NORTH 3068	$1,830,000	02/08/2025
3	26 Howitt St NORTHCOTE 3070	$1,930,000	31/05/2025

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: 11/11/2025 15:56

4 South Crescent, Northcote Vic 3070

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3 2 1

Property Type: House
Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
September quarter 2025: $1,747,500

Comparable Properties



12 Lennox St NORTHCOTE 3070 (REI)

4 2 -

Price: $1,945,000
Method: Private Sale
Date: 21/10/2025
Property Type: House
Land Size: 274 sqm approx

Agent Comments



464 Queens Pde FITZROY NORTH 3068 (REI/VG)

4 2 -

Price: $1,830,000
Method: Private Sale
Date: 02/08/2025
Property Type: House
Land Size: 349 sqm approx

Agent Comments



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

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