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	304/227 St Georges Road, Northcote Vic 3070

Indicative selling price

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

Range between $720,000 & $760,000

Median sale price

Median price $630,000 Property Type Unit Suburb Northcote

Period - From 06/11/2024 to 05/11/2025 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	105/227 St Georges Rd NORTHCOTE 3070	$695,000	26/08/2025
2	307/227 St Georges Rd NORTHCOTE 3070	$720,000	28/07/2025
3	106/227 St Georges Rd NORTHCOTE 3070	$740,000	27/08/2025

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: 06/11/2025 17:04

304/227 St Georges Road, Northcote Vic 3070

Toni Leskovec
03 9403 9300
0423 972 613
tonileskovec@jelliscraig.com.au



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$720,000 - $760,000
Median Unit Price
06/11/2024 - 05/11/2025: $630,000

Comparable Properties



105/227 St Georges Rd NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $695,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments



307/227 St Georges Rd NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $720,000
Method: Sold Before Auction
Date: 28/07/2025
Property Type: Apartment

Agent Comments



106/227 St Georges Rd NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $740,000
Method: Private Sale
Date: 27/08/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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