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	170 Separation Street, Northcote Vic 3070

Indicative selling price

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

Single price: $1,300,000

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	308 Victoria Rd THORNBURY 3071	$1,300,000	23/08/2025
2	8 Victoria Rd NORTHCOTE 3070	$1,330,000	08/07/2025
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: 02/12/2025 11:06

170 Separation Street, Northcote Vic 3070

Sam Rigopoulos
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2 1 2

Property Type: House
Land Size: 389 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000
Median House Price
September quarter 2025: $1,747,500

Comparable Properties



308 Victoria Rd THORNBURY 3071 (REI/VG)

2 1 1

Price: $1,300,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 376 sqm approx

Agent Comments



8 Victoria Rd NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $1,330,000
Method: Sold Before Auction
Date: 08/07/2025
Property Type: House (Res)
Land Size: 273 sqm approx

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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