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: 304/405 High Street, Northcote Vic 3070

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $660,000 Property Type Unit Suburb Northcote

Period - From 01/10/2025 to 31/12/2025 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	11/392 St Georges Rd FITZROY NORTH 3068	$787,500	26/09/2025
2	104/2-6 McCutcheon St NORTHCOTE 3070	$750,000	06/09/2025
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: 13/01/2026 17:35

304/405 High Street, Northcote Vic 3070

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



2 2 1

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
December quarter 2025: $660,000

Comparable Properties



11/392 St Georges Rd FITZROY NORTH 3068 (REI/VG)

2 2 1

Price: $787,500
Method: Private Sale
Date: 26/09/2025
Property Type: Apartment

Agent Comments



104/2-6 McCutcheon St NORTHCOTE 3070 (REI)

2 2 1

Price: $750,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Apartment

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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