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	3/11 Langwells Parade, Northcote Vic 3070

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $965,000 Property Type Townhouse Suburb Northcote

Period - From 30/01/2025 to 29/01/2026 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	109b Emmaline St NORTHCOTE 3070	$690,000	01/11/2025
2	8/75 Gadd St NORTHCOTE 3070	$680,000	30/10/2025
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: 30/01/2026 14:42

3/11 Langwells Parade, Northcote Vic 3070

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median Townhouse Price
30/01/2025 - 29/01/2026: $965,000

Comparable Properties



109b Emmaline St NORTHCOTE 3070 (REI/VG)

2 1 -

Price: $690,000
Method: Private Sale
Date: 01/11/2025
Property Type: Townhouse (Single)

Agent Comments



8/75 Gadd St NORTHCOTE 3070 (VG)

2 - -

Price: $680,000
Method: Sale
Date: 30/10/2025
Property Type: Strata Unit - Conjoined

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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