

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

37 Bridge Street, Northcote Vic 3070

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,753,000 Property Type House Suburb Northcote

Period - From 01/01/2026 to 31/03/2026 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	23 Traill St NORTHCOTE 3070	\$2,100,000	20/12/2025
2	139 Westgarth St NORTHCOTE 3070	\$2,165,000	01/11/2025
3	90 Bridge St NORTHCOTE 3070	\$2,050,000	24/10/2025

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: 13/04/2026 11:27



 4  1  2

Property Type: House
Land Size: 523 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 March quarter 2026: \$1,753,000

Comparable Properties



23 Traill St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  3

Price: \$2,100,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 446 sqm approx



139 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,165,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: House (Res)
Land Size: 502 sqm approx



90 Bridge St NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,050,000
Method: Private Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 413 sqm approx

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