

# 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

174 Separation Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,800,000

Property Type

House

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	245 Darebin Rd THORNBURY 3071	\$1,300,000	07/03/2026
2	36 Harold St THORNBURY 3071	\$1,565,000	20/10/2025
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:

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

December quarter 2025: \$1,800,000



 4    1    2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 557 sqm approx

Agent Comments

## Comparable Properties



245 Darebin Rd THORBURY 3071 (REI)

Agent Comments

 3    1    3

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 07/03/2026

**Property Type:** House (Res)

**Land Size:** 547 sqm approx



36 Harold St THORBURY 3071 (REI/VG)

Agent Comments

 3    2    1

**Price:** \$1,565,000

**Method:** Private Sale

**Date:** 20/10/2025

**Property Type:** House

**Land Size:** 498 sqm approx

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.