

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

21 Zoe Circuit, Northcote Vic 3070

Indicative selling price

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

Range between \$2,600,000

&

\$2,750,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Northcote

Period - From 01/04/2026

to

30/06/2026

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	151 Miller St FITZROY NORTH 3068	\$2,566,000	01/08/2026
2	58 Derby St NORTHCOTE 3070	\$2,750,000	30/05/2026
3	33 Willowbank Rd FITZROY NORTH 3068	\$2,635,000	14/03/2026

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:

28/08/2026 17:39



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 2

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

June quarter 2026: \$1,660,000

Comparable Properties



151 Miller St FITZROY NORTH 3068 (REI)

Agent Comments

5
 1
 4

Price: \$2,566,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 561 sqm approx



58 Derby St NORTHCOTE 3070 (REI/VG)

Agent Comments

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 3
 2

Price: \$2,750,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 550 sqm approx



33 Willowbank Rd FITZROY NORTH 3068 (REI/VG)

Agent Comments

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Price: \$2,635,000

Method: Private Sale

Date: 14/03/2026

Property Type: House

Land Size: 530 sqm approx