

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

102/4 Beavers Road, Northcote Vic 3070

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$553,500 Property Type Unit 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	11/116 Arthurton Rd NORTHCOTE 3070	\$505,500	08/04/2026
2	6/116 Arthurton Rd NORTHCOTE 3070	\$535,000	29/11/2025
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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.

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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 58m2 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2026: \$553,500

Comparable Properties



11/116 Arthurton Rd NORTHCOTE 3070 (REI)

[Agent Comments](#)

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Price: \$505,500
Method: Private Sale
Date: 08/04/2026
Property Type: Apartment

6/116 Arthurton Rd NORTHCOTE 3070 (VG)

[Agent Comments](#)

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Price: \$535,000
Method: Sale
Date: 29/11/2025
Property Type: Strata Unit/Flat

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.

Account - Jellis Craig | P: 03 9070 5095