

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

14/442-446 HIGH STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Northcote

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

15/442-446 HIGH STREET NORTHCOTE VIC 3070	\$630,000	04-Jul-24
12/414-416 HIGH STREET NORTHCOTE VIC 3070	\$720,000	14-Nov-24
201/2B DENNIS STREET NORTHCOTE VIC 3070	\$740,000	09-May-25

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025



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**15/442-446 HIGH STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$630,000** Sold Date **04-Jul-24**

Distance **0km**



**12/414-416 HIGH STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price **\$720,000** Sold Date **14-Nov-24**

Distance **0.08km**



**201/2B DENNIS STREET
NORTHCOTE VIC 3070**

2 2 -

Sold Price ^{RS} **\$740,000** Sold Date **09-May-25**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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