

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

5/20 EASTMENT 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

or range
between

\$710,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Northcote

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

101/16 SEPARATION STREET NORTHCOTE VIC 3070	\$730,000	02-Apr-25
304/17 ROBBS PARADE NORTHCOTE VIC 3070	\$720,000	03-May-25
3/12 EASTMENT STREET NORTHCOTE VIC 3070	\$700,000	29-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: 13 August 2025



**101/16 SEPARATION STREET
NORTHCOTE VIC 3070**

2 2 1

Sold Price

\$730,000

Sold Date **02-Apr-25**

Distance

0.39km



**304/17 ROBBS PARADE
NORTHCOTE VIC 3070**

2 2 1

Sold Price

\$720,000

Sold Date **03-May-25**

Distance

0.46km



**3/12 EASTMENT STREET
NORTHCOTE VIC 3070**

2 1 1

Sold Price

\$700,000

Sold Date **29-May-25**

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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