

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

105/2b Dennis Street, Northcote Vic 3070

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Northcote

Period - From 01/04/2024

to 31/03/2025

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	44/26-36 High St NORTHCOTE 3070	\$670,000	01/05/2025
2	102/558 High St THORBURY 3071	\$675,000	17/04/2025
3	9/414 High St NORTHCOTE 3070	\$700,000	16/02/2025

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:

15/05/2025 15:03

105/2b Dennis Street, Northcote Vic 3070



John Bisignano

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Indicative Selling Price

\$675,000

Median Unit Price

Year ending March 2025: \$665,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



44/26-36 High St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



102/558 High St THORNBURY 3071 (REI)

Agent Comments

2 2 1

Price: \$675,000

Method: Private Sale

Date: 17/04/2025

Property Type: Apartment



9/414 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 16/02/2025

Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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