

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

4/69 Bent Street, Northcote Vic 3070

Indicative selling price

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

Single price \$429,500

Median sale price

Median price \$625,000

Property Type Unit

Suburb Northcote

Period - From 06/04/2024

to 05/04/2025

Source Property Data

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	8/44 Keon St THORNBURY 3071	\$437,000	05/04/2025
2	7/17 Kemp St THORNBURY 3071	\$420,100	05/03/2025
3	2/1 Collins St THORNBURY 3071	\$450,000	13/02/2025

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:

06/04/2025 14:22



Property Type: Apartment

Agent Comments

Comparable Properties



8/44 Keon St THORBURY 3071 (REI)

[Agent Comments](#)



Price: \$437,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Apartment



7/17 Kemp St THORBURY 3071 (REI)

[Agent Comments](#)



Price: \$420,100

Method: Private Sale

Date: 05/03/2025

Property Type: Apartment



2/1 Collins St THORBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$450,000

Method: Private Sale

Date: 13/02/2025

Property Type: Apartment