

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

17 RAILWAY PARADE 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Northcote

Period-from

01 Mar 2025

to

28 Feb 2026

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

2C NEWCASTLE STREET THORNBURY VIC 3071	\$944,000	22-Jan-26
19 RAILWAY PARADE NORTHCOTE VIC 3070	\$900,000	24-Jul-25
11 SOUTH PARK STREET NORTHCOTE VIC 3070	\$920,000	17-Sep-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 March 2026

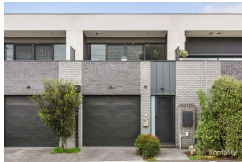


2C NEWCASTLE STREET THORNBURY VIC 3071

2 1 1

Sold Price ^{RS} **\$944,000** Sold Date **22-Jan-26**

Distance **1.58km**



19 RAILWAY PARADE NORTHCOTE VIC 3070

2 1 1

Sold Price **\$900,000** Sold Date **24-Jul-25**

Distance **0.01km**



11 SOUTH PARK STREET NORTHCOTE VIC 3070

2 1 -

Sold Price **\$920,000** Sold Date **17-Sep-25**

Distance **1.59km**

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

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