

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

305/1 BENT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,691,250

Property type

Other

Suburb

Northcote

Period-from

01 Feb 2025

to

31 Jan 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

310/332 HIGH STREET NORTHCOTE VIC 3070	\$400,000	27-Jan-26
4/62 CUNNINGHAM STREET NORTHCOTE VIC 3070	\$433,000	15-Jan-26
7/26 MERRI PARADE NORTHCOTE VIC 3070	\$417,000	28-Nov-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: 06 February 2026

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**310/332 HIGH STREET
NORTHCOTE VIC 3070**

 1  1  1

Sold Price

^{RS} **\$400,000** Sold Date **27-Jan-26**

Distance **0.29km**



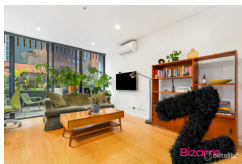
**4/62 CUNNINGHAM STREET
NORTHCOTE VIC 3070**

 1  1  -

Sold Price

^{RS} **\$433,000** Sold Date **15-Jan-26**

Distance **1.68km**



**7/26 MERRI PARADE NORTHCOTE
VIC 3070**

 1  1  1

Sold Price

^{RS} **\$417,000** Sold Date **28-Nov-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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