

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

20 Stott Street, Northcote Vic 3070

Indicative selling price

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

Single price

\$1,449,000

Median sale price

Median price

\$1,735,000

Property Type

House

Suburb

Northcote

Period - From

30/05/2025

to

29/05/2026

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	107 Westgarth St NORTHCOTE 3070	\$1,500,000	02/04/2026
2	26 Bird Av NORTHCOTE 3070	\$1,500,000	11/03/2026
3	44 Darebin Rd NORTHCOTE 3070	\$1,560,000	28/02/2026

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:

30/05/2026 13:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,449,000
Median House Price
30/05/2025 - 29/05/2026: \$1,735,000

Comparable Properties

107 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,500,000
Method:
Date: 02/04/2026
Property Type: House



26 Bird Av NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 11/03/2026
Property Type: House (Res)
Land Size: 425 sqm approx



44 Darebin Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,560,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)