

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

10 Cain Avenue, Northcote Vic 3070

Indicative selling price

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

Range between \$1,920,000

&

\$2,050,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Northcote

Period - From 01/04/2026

to

30/06/2026

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	176 Clarke St NORTHCOTE 3070	\$1,975,000	08/05/2026
2	120 Darebin Rd NORTHCOTE 3070	\$1,940,000	02/03/2026
3	45 Ogrady St CLIFTON HILL 3068	\$2,000,000	21/02/2026

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:

21/07/2026 12:26

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4 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price
\$1,920,000 - \$2,050,000

Median House Price
June quarter 2026: \$1,660,000

Comparable Properties



176 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 2 1

Price: \$1,975,000
Method: Private Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 400 sqm approx



120 Darebin Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

4 4 3

Price: \$1,940,000
Method: Sold Before Auction
Date: 02/03/2026
Property Type: House (Res)
Land Size: 692 sqm approx



45 Ogrady St CLIFTON HILL 3068 (REI/VG)

Agent Comments

4 1 -

Price: \$2,000,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 321 sqm approx

Account - Jellis Craig | P: 03 9403 9300