

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

102/1a Campbell Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$870,000 & \$900,000

Median sale price

Median price \$990,000 Property Type Townhouse Suburb Northcote

Period - From 02/04/2025 to 01/04/2026 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	2/54 Clarendon St THORNBURY 3071	\$888,000	18/02/2026
2	304/405 High St NORTHCOTE 3070	\$860,000	29/01/2026
3	6/672 Nicholson St FITZROY NORTH 3068	\$860,000	14/10/2025

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:

02/04/2026 13:13

102/1a Campbell Grove, Northcote Vic 3070

Domenic Malgeri
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Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$900,000
Median Townhouse Price
02/04/2025 - 01/04/2026: \$990,000

Comparable Properties



2/54 Clarendon St THORNBURY 3071 (REI)

Agent Comments



Price: \$888,000
Method: Private Sale
Date: 18/02/2026
Property Type: Townhouse (Res)



304/405 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

6/672 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 14/10/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9459 8111



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