

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	114 Gladstone Avenue, Northcote Vic 3070
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Indicative selling price

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

Range between	\$1,950,000	&	\$2,050,000
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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	1 Johnson St NORTHCOTE 3070	\$2,020,000	20/06/2026
2	176 Clarke St NORTHCOTE 3070	\$1,975,000	08/05/2026
3	90 Park St FITZROY NORTH 3068	\$2,012,500	11/03/2026

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.~~

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3 2 1

Property Type:

Divorce/Estate/Family Transfers

Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

June quarter 2026: \$1,660,000

Comparable Properties



1 Johnson St NORTHCOTE 3070 (REI)

Agent Comments

4 2 1

Price: \$2,020,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)



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



90 Park St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$2,012,500

Method: Private Sale

Date: 11/03/2026

Property Type: House (Res)

Land Size: 170 sqm approx

Account - Jellis Craig | P: 03 9403 9300