

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

115 Mitchell Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,275,000

&

\$1,350,000

Median sale price

Median price \$1,753,000

Property Type House

Suburb Northcote

Period - From 01/01/2026

to

31/03/2026

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	158 Westgarth St NORTHCOTE 3070	\$1,365,000	02/02/2026
2	13 Jessie St NORTHCOTE 3070	\$1,316,000	25/01/2026
3	66 Jenkins St NORTHCOTE 3070	\$1,368,500	20/12/2025

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:

14/04/2026 16:12



3 1 2

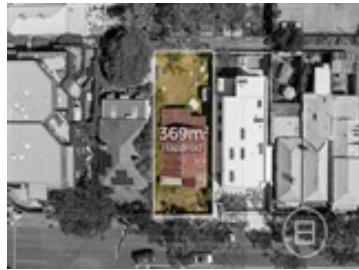
Property Type: House

Land Size: 360 sqm approx

Agent Comments

There is more room on the block for an additional car space rather than the comparables with space for only 1.

Comparable Properties



158 Westgarth St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,365,000

Method: Private Sale

Date: 02/02/2026

Property Type: House (Res)



13 Jessie St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 1

Price: \$1,316,000

Method: Private Sale

Date: 25/01/2026

Property Type: House (Res)

Land Size: 293 sqm approx



66 Jenkins St NORTHCOTE 3070 (REI)

Agent Comments

3 1 3

Price: \$1,368,500

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 324 sqm approx