

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

12 Robbs Parade, Northcote Vic 3070

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	133a Elm St NORTHCOTE 3070	\$1,225,000	16/06/2026
2	30 Claude St NORTHCOTE 3070	\$1,160,000	16/05/2026
3	38 Elm St NORTHCOTE 3070	\$1,300,000	31/03/2026

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.~~

This Statement of Information was prepared on: 07/07/2026 15:07

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,660,000



2 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 181 sqm approx

Agent Comments

Comparable Properties



133a Elm St NORTHCOTE 3070 (REI)

2 1 1

Agent Comments

Land: 212m2

Price: \$1,225,000

Method: Sold Before Auction

Date: 16/06/2026

Property Type: House (Res)



30 Claude St NORTHCOTE 3070 (REI)

2 1 -

Agent Comments

Land: 108m2

Price: \$1,160,000

Method: Private Sale

Date: 16/05/2026

Property Type: House (Res)



38 Elm St NORTHCOTE 3070 (REI)

2 1 1

Agent Comments

Price: \$1,300,000

Method: Sold Before Auction

Date: 31/03/2026

Property Type: House (Res)

Land Size: 228 sqm approx

Account - Jellis Craig | P: 03 8415 6100