

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

131 Beaconsfield Parade, Northcote Vic 3070

Indicative selling price

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

Range between

\$2,150,000

&

\$2,300,000

Median sale price

Median price

\$1,685,000

Property Type

House

Suburb

Northcote

Period - From

27/08/2025

to

26/08/2026

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	14 Gracie St NORTHCOTE 3070	\$2,125,000	14/08/2026
2	8 Duke St BRUNSWICK EAST 3057	\$2,200,000	13/04/2026
3	11 Cleveland St NORTHCOTE 3070	\$2,165,000	11/04/2026

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:

27/08/2026 16:45

131 Beaconsfield Parade, Northcote Vic 3070

JellisCraig

Jordan Kynigopoulos

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Indicative Selling Price

\$2,150,000 - \$2,300,000

Median House Price

27/08/2025 - 26/08/2026: \$1,685,000



3 2 2

Property Type: House (Res)

Land Size: 445 sqm approx

Agent Comments

Comparable Properties



14 Gracie St NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$2,125,000

Method: Private Sale

Date: 14/08/2026

Property Type: House

Land Size: 359 sqm approx



8 Duke St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 1

Price: \$2,200,000

Method: Private Sale

Date: 13/04/2026

Property Type: House



11 Cleveland St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 2

Price: \$2,165,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 421 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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