

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

2/31 Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Northcote

Period - From

01/04/2025

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	4/26 Darebin Rd NORTHCOTE 3070	\$352,500	23/03/2026
2	10/2 Johnson St NORTHCOTE 3070	\$340,000	04/05/2026
3	2/22 Westgarth St NORTHCOTE 3070	\$380,000	23/04/2026

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:

12/06/2026 11:34



Property Type: Unit

Agent Comments

Unit | 1 Bedroom 1 Bathroom 1 Car Space Ground Level, Updated

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

Year ending March 2026: \$620,000

Comparable Properties

4/26 Darebin Rd NORTHCOTE 3070 (REI)



Price: \$352,500

Method:

Date: 23/03/2026

Property Type: House

Agent Comments

Recent Sale in Northcote 1 Bedroom 1 Bathroom 1 Car Space Updated interior, similar location



10/2 Johnson St NORTHCOTE 3070 (REI)



Price: \$340,000

Method: Private Sale

Date: 04/05/2026

Property Type: Apartment

Agent Comments

Recent sale in Northcote Unit 1 Bedroom 1 Bathroom 1 Car space Updated Interior



2/22 Westgarth St NORTHCOTE 3070 (REI)



Price: \$380,000

Method: Private Sale

Date: 23/04/2026

Property Type: Apartment

Agent Comments

Recent sale in Northcote 1 Bedroom 1 Bathroom 1 Car Space