

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

22 Gordon Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	12 Christmas St NORTHCOTE 3070	\$1,430,000	11/05/2026
2	25 Park St NORTHCOTE 3070	\$1,450,000	05/06/2026
3	18 Gordon Gr NORTHCOTE 3070	\$1,487,500	28/03/2026

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:

09/09/2026 16:15

Grace Purchase

03 9403 9300

0427 397 880

gracepurchase@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2026: \$1,660,000



3
 1

Property Type: House (Res)**Land Size:** 201 sqm approx**Agent Comments**

Comparable Properties

**12 Christmas St NORTHCOTE 3070 (REI/VG)****Agent Comments**

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Price: \$1,430,000**Method:** Sold Before Auction**Date:** 11/05/2026**Property Type:** House (Res)**Land Size:** 258 sqm approx**25 Park St NORTHCOTE 3070 (REI/VG)****Agent Comments**

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 2
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Price: \$1,450,000**Method:** Sold Before Auction**Date:** 05/06/2026**Property Type:** House (Res)**Land Size:** 140 sqm approx**18 Gordon Gr NORTHCOTE 3070 (REI/VG)****Agent Comments**

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 1
 1

Price: \$1,487,500**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 203 sqm approx