

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

31 Gladstone Avenue, Northcote Vic 3070

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

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	37 Charles St NORTHCOTE 3070	\$1,645,000	21/03/2026
2	14 Hakatere St NORTHCOTE 3070	\$1,650,000	28/02/2026
3	8 Park St NORTHCOTE 3070	\$1,660,000	15/01/2026

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:

20/05/2026 17:01



4 2 1

Rooms: 6
Property Type: House (Res)
Land Size: 334 sqm approx
Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,650,000

Median House Price

March quarter 2026: \$1,753,000

Comparable Properties



37 Charles St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 2

Price: \$1,645,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 237 sqm approx

14 Hakatere St NORTHCOTE 3070 (REI)

Agent Comments

3 1 2

Price: \$1,650,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 480 sqm approx



8 Park St NORTHCOTE 3070 (VG)

Agent Comments

3 - -

Price: \$1,660,000
Method: Sale
Date: 15/01/2026
Property Type: House (Previously Occupied - Detached)
Land Size: 205 sqm approx

Account - Jellis Craig | P: 03 9403 9300