

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

32 CLIFTON STREET NORTHCOTE VIC 3070

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,719,000

Property type

House

Suburb

Northcote

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

109B CLYDE STREET THORNBURY VIC 3071	\$1,600,000	26-Nov-25
19 THOMSON STREET NORTHCOTE VIC 3070	\$1,650,000	22-Nov-25
39 BRICKWORKS LANE NORTHCOTE VIC 3070	\$1,670,000	18-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 23 February 2026

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**109B CLYDE STREET THORNBURY
VIC 3071**

Sold Price

^{RS} **\$1,600,000**

Sold Date **26-Nov-25**

 3  2  2

Distance **0.75km**



**19 THOMSON STREET NORTHCOTE
VIC 3070**

Sold Price

\$1,650,000

Sold Date **22-Nov-25**

 3  2  2

Distance **1.36km**



**39 BRICKWORKS LANE
NORTHCOTE VIC 3070**

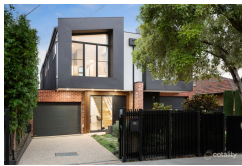
Sold Price

\$1,670,000

Sold Date **18-Oct-25**

 3  2  1

Distance **0.5km**



**18B GLADHALL AVENUE
THORNBURY VIC 3071**

Sold Price

\$1,750,000

Sold Date **07-Oct-25**

 3  2  2

Distance **1.44km**



**101C ST DAVID STREET
THORNBURY VIC 3071**

Sold Price

\$1,453,000

Sold Date **30-Aug-25**

 3  2  1

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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