

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

35 Mccracken Avenue, Northcote Vic 3070

Indicative selling price

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

Range between \$3,100,000

&

\$3,400,000

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	83 Mitchell St NORTHCOTE 3070	\$3,400,000	12/09/2026
2	5 Jessie St NORTHCOTE 3070	\$3,500,000	31/07/2026
3	41 Wales St THORNBURY 3071	\$3,300,000	11/07/2026

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:

15/09/2026 11:39

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Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

June quarter 2026: \$1,660,000



4/5 2.5 2

Property Type: House

Land Size: 745 sqm approx

Agent Comments

Comparable Properties



83 Mitchell St NORTHCOTE 3070 (REI)

Agent Comments

4 2 2

Price: \$3,400,000

Method: Auction Sale

Date: 12/09/2026

Property Type: House (Res)

Land Size: 490 sqm approx



5 Jessie St NORTHCOTE 3070 (REI)

Agent Comments

5 3 2

Price: \$3,500,000

Method: Sold Before Auction

Date: 31/07/2026

Property Type: House (Res)



41 Wales St THORNBURY 3071 (REI)

Agent Comments

5 2 4

Price: \$3,300,000

Method: Private Sale

Date: 11/07/2026

Property Type: House