

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

38 Elm Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Northcote

Period - From 01/10/2025

to

31/12/2025

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	24 Gordon Gr NORTHCOTE 3070	\$1,230,000	17/12/2025
2	106 Helen St NORTHCOTE 3070	\$1,265,000	15/12/2025
3	110 Helen St NORTHCOTE 3070	\$1,300,000	13/12/2025

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:

25/03/2026 17:24

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Indicative Selling Price
\$1,200,000 - \$1,250,000

Median House Price
December quarter 2025: \$1,800,000



2 1 1

Property Type: House (Res)
Agent Comments

Comparable Properties



24 Gordon Gr NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$1,230,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 204 sqm approx



106 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 2

Price: \$1,265,000
Method: Private Sale
Date: 15/12/2025
Property Type: House (Res)
Land Size: 208 sqm approx



110 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$1,300,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 212 sqm approx