

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

418 Clarke Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

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	2 Monamore St FAIRFIELD 3078	\$3,750,000	21/04/2026
2	69 Perry St FAIRFIELD 3078	\$4,100,000	12/03/2026
3	10 Naroon Rd ALPHINGTON 3078	\$4,600,000	16/05/2026

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:

18/08/2026 16:58



 5  4  4

Property Type: House

Land Size: 636 sqm approx

Agent Comments

Comparable Properties

2 Monamore St FAIRFIELD 3078 (VG)

Agent Comments

 4  -  -

Price: \$3,750,000

Method: Sale

Date: 21/04/2026

Property Type: House (New - Detached)

Land Size: 531 sqm approx



69 Perry St FAIRFIELD 3078 (REI/VG)

Agent Comments

 5  4  2

Price: \$4,100,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 700 sqm approx



10 Naroon Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 5  4  2

Price: \$4,600,000

Method: Private Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 600 sqm approx