

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

49 Emmaline Street, Northcote Vic 3070

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,763,000

Property Type

House

Suburb

Northcote

Period - From

01/04/2025

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	6 Darebin Rd NORTHCOTE 3070	\$1,512,500	15/05/2026
2	20 Albion St BRUNSWICK EAST 3057	\$1,500,000	16/04/2026
3	18 Gordon Gr NORTHCOTE 3070	\$1,487,500	28/03/2026

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:

29/05/2026 09:07

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending March 2026: \$1,763,000



3 1 0

Rooms: 5

Property Type: House (Res)

Land Size: 243.088 sqm approx

Agent Comments

Comparable Properties



6 Darebin Rd NORTHCOTE 3070 (REI)

Agent Comments

3 2 1

Price: \$1,512,500

Method: Private Sale

Date: 15/05/2026

Property Type: House (Res)



20 Albion St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 1 1

Price: \$1,500,000

Method: Private Sale

Date: 16/04/2026

Property Type: House (Res)

Land Size: 309 sqm approx



18 Gordon Gr NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,487,500

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 203 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511