

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

7/1a Campbell Grove, Northcote Vic 3070

Indicative selling price

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

Range between \$830,000

&

\$870,000

Median sale price

Median price \$553,500

Property Type Unit

Suburb Northcote

Period - From 01/01/2026

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	2/54 Clarendon St THORNBURY 3071	\$888,000	18/02/2026
2	3/11 Langwells Pde NORTHCOTE 3070	\$831,000	13/02/2026
3	5/228 Victoria Rd NORTHCOTE 3070	\$885,000	14/01/2026

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:

02/07/2026 11:23

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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$830,000 - \$870,000

Median Unit Price

March quarter 2026: \$553,500

Comparable Properties



2/54 Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments

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Price: \$888,000

Method: Private Sale

Date: 18/02/2026

Property Type: Townhouse (Res)



3/11 Langwells Pde NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$831,000

Method: Auction Sale

Date: 13/02/2026

Property Type: Townhouse (Res)



5/228 Victoria Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$885,000

Method: Sold Before Auction

Date: 14/01/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300