

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

9 Northcote Street, Northcote Vic 3070

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	8 Howitt St NORTHCOTE 3070	\$1,380,000	30/05/2026
2	13 Fenwick St THORNBURY 3071	\$1,400,000	03/07/2026
3			

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:

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Stefan Di Loreto
9403 9300
0400 621 082
stefandiloreto@jellisrcraig.com.au



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Property Type: House
Land Size: 209 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
June quarter 2026: \$1,660,000

Comparable Properties



8 Howitt St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 -

Price: \$1,380,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 319 sqm approx



13 Fenwick St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Sold Before Auction
Date: 03/07/2026
Property Type: House (Res)
Land Size: 174 sqm approx

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.