

# 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

96 Emmaline Street, Northcote Vic 3070

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,725,000

Property Type

House

Suburb

Northcote

Period - From

01/01/2025

to

31/03/2025

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	23 Gladstone Av NORTHCOTE 3070	\$1,560,000	20/03/2025
2	3 Gooch St THORNBURY 3071	\$1,600,000	29/11/2024
3	50 Union St NORTHCOTE 3070	\$1,538,000	23/11/2024

**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:

07/05/2025 13:25



2 1 1

**Property Type:** House (Res)

**Land Size:** 309 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

March quarter 2025: \$1,725,000

## Comparable Properties



**23 Gladstone Av NORTHCOTE 3070 (REI)**

Agent Comments

3 1 -

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 20/03/2025

**Property Type:** House (Res)



**3 Gooch St THORNBURY 3071 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 29/11/2024

**Property Type:** House (Res)

**Land Size:** 246 sqm approx



**50 Union St NORTHCOTE 3070 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,538,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 225 sqm approx

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133