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

Single price $1,890,000

Median sale price

Median price $1,650,000 Property Type House Suburb Northcote

Period - From 01/07/2024 to 30/09/2024 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	127 Jenkins St NORTHCOTE 3070	$1,729,000	25/09/2024
2	24 Westgarth St NORTHCOTE 3070	$1,800,000	31/07/2024
3	69 Perry St FAIRFIELD 3078	$2,008,888	09/12/2024

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: 17/12/2024 09:36

418 Clarke Street, Northcote Vic 3070

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



4 1 2

Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$1,890,000
Median House Price
September quarter 2024: $1,650,000

Comparable Properties



127 Jenkins St NORTHCOTE 3070 (VG)

3 - -

Price: $1,729,000
Method: Sale
Date: 25/09/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 619 sqm approx

Agent Comments



24 Westgarth St NORTHCOTE 3070 (REI/VG)

4 1 -

Price: $1,800,000
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 686 sqm approx

Agent Comments



69 Perry St FAIRFIELD 3078 (REI)

3 1 2

Price: $2,008,888
Method: Private Sale
Date: 09/12/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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